

# EDGERTON

## CONSERVATION AREA APPRAISAL



# EDGERTON

## CONSERVATION AREA APPRAISAL

### Contents

<b>1. Introduction</b> .....	1
<b>2. Location, Setting and Population</b> .....	3
<b>3. Historical Analysis</b> .....	4
3.1 Origins and Development.....	4
3.2. Archaeology .....	6
<b>4. General Character</b> .....	7
<b>5. Character Area 1</b> .....	10
<b>6. Character Area 2</b> .....	16
<b>7. Character Area 3</b> .....	20
<b>8. Character Area 4</b> .....	24
<b>9. Character Area 5</b> .....	28
<b>10 Character Area 6</b> .....	32
<b>11. Boundary Definition</b> .....	36
<b>12. Public Involvement</b> .....	39
<b>13. Management Plan</b> .....	40

### Appendices

<b>Appendix A Maps</b> .....	49
<b>Appendix B Listed Building Descriptions</b> ...	64
<b>Relevany UDP Policies</b> .....	80

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 1. INTRODUCTION

#### Conservation areas

Kirklees is rich in heritage, in recognition of this there are 60 conservation areas in Kirklees which help preserve and enhance the quality of life in the borough. Conservation in Kirklees has acted as a catalyst for regeneration, helping to diversify the economic base and enhance the character and appearance of the areas, ensuring the heritage of Kirklees is both a historic and economic asset.

A conservation area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). Conservation areas are recognised for the contribution they make to the cultural heritage and economic well being of the country and to Kirklees.

Edgerton was designated as a Conservation Area in 1976 as it was recognised as an 'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance' now and for future generations.

Kirklees Council has a statutory duty to review all its designated conservation areas and their boundaries from time to time, to define and analyse the merit of the designated area. English Heritage have produced guidance on preparing conservation area appraisals and management plans, which has formed the basis of this document in conjunction with local criteria and the guidance contained in PPG15:Planning and the Historic Environment.

An area with conservation areas status imposes a duty on Kirklees Council to preserve and enhance the quality and character of a conservation area. Designation as a conservation supports existing development policy in the Kirklees Unitary Development Plan (UDP) to ensure the quality, fabric and character of the area is preserved and enhanced. The relevant policies in the UDP which are supported by conservation area designation, are noted in Appendix C.

When designating a conservation area, there is an expectation by Central Government that supplementary guidance will be developed for each conservation area to further preserve and enhance the quality of

# EDGERTON

## CONSERVATION AREA APPRAISAL

the environment. The planning system in England is currently undergoing reform. In the future a Local Development Framework (LDF) will replace the Unitary Development Plan for Kirklees. The LDF will include a core strategy to set out the key elements of the planning framework for the area. This may set criteria for identifying locations and priorities for area action plans to be prepared.

Any Area Action Plans, covering conservation areas, should set out priorities and proposals for action to preserve and enhance the area, including defining areas where specific conservation measures are proposed and areas that will be subject to specific controls over development. This conservation area appraisal could be used as a basis for an action plan in conjunction with the LDF.

For the Edgerton Conservation Area, this appraisal was subject to public consultation and the views of the local amenity societies and residents were sought. The final draft was formally adopted by the Council on

\*\*\*\*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 2. LOCATION, SETTING AND POPULATION

The Edgerton Conservation Area is located approximately 1.5 km to the north-west of Huddersfield town centre and extends on either side of the Halifax Road (A 629), which is a main arterial road leading out of the town centre. The Conservation Area covers an area of 81 hectares and includes areas of open ground around the Clayton Dyke (see Photo. 1).

The setting of the Edgerton Conservation Area is almost exclusively residential development with the majority of the surrounding housing to the north of the designated area constructed in the twentieth century (see Photo. 2). The area to the south, includes a large area of terraced housing constructed in the late nineteenth century. The area immediately to the south-east is of a similar character but is included within the Greenhead Park/New North Road Conservation Area

The adjoining area to the east is designated as the Birkby Conservation Area (see Photo. 3) and the area to the west is a mixture of late nineteenth century terraced housing and early twentieth century semi-detached properties.

The topography is made up of a gentle slope, rising from the south-east section of the designated area (Blacker Road) up to a ridge in the locality of the intersection of Daisy Lea Lane and Halifax Road.

A recent survey indicated that within the Edgerton Conservation Area 1,500 people live within the designated area.



*Photo 1. View of open space around Clayton Dyke*



*Photo 2. Modern residential development to the north of the conservation area on Birkby Hall Rd.*



*Photo 3. View of the hospital on Birkby Lodge Road which sits in the adjacent conservation area*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 3. HISTORICAL ANALYSIS

#### 3.1 Origins and Development

The Edgerton Conservation Area covers an area which infringes upon a number of the adjacent districts, including Marsh, Lindley, Prince Royd and Birkby.

The name Edgerton is probably derived from the fenced farm of Eckhart or Ecgheards farmstead, which is suggestive of a settlement of Anglian origins. The manor of Edgerton was part of the Beaumont's family estate for a considerable time but over the centuries it appears to have been subject to sale, rent and subdivision, particularly as a result of family inter-marriage. In 1629, records indicate that the manor was sold to Sir John Ramsden, an established Huddersfield Family. By the early nineteenth century, the area was in the ownership of the Thornhill family. The development of the large estates was closely controlled and the 1852 Thornhill Estate Act laid down detailed covenants relating to the development and use of the area. In particular, it stipulated that no trade of any kind would be permitted in Edgerton and that the only properties would be villas.

The first edition Ordnance Survey of 1854 illustrates that at this date the area was largely undeveloped, with fields and only a few buildings such as Rosehill, Daisy Lea, Stannil Royd, Edgerton Hill, Birkby Fold and Sunnybank (see Map 3 in Appendix A). At this date, there was a limited number of roads: the Halifax/Edgerton Road which runs through the centre of the designated area; Daisy Lea Lane which provided access to Daisy Lea and was a route from the adjacent area of Lindley to the Halifax Road; Blacker Lane and Birkby Lane which linked the adjacent area of Birkby to the Halifax Road. At the southern end of the Conservation Area the highways known today as Occupation Road and Sunnybank Road are also evident leading to the building called Sunnybank.

The most significant developments in the history of Edgerton and the district came about with the growth of the textile industry as a result of the Industrial Revolution. The new large scale of industry attracted a working population who settled in the Colne valley adjacent to the wool mills. The development of terraced housing in these locations, to accommodate the workers, marked the exodus of the mill owners, wealthy and the landed gentry to those areas of Huddersfield, such as Edgerton, that provided more pleasant surroundings.



*Photo 4. View of Imperial Rd. 1910*



*Photo 5. View of Bryan Rd. 1910*



*Photo 6. View of Kaffir Rd 1910*

# EDGERTON

## CONSERVATION AREA APPRAISAL

By 1893 the designated area had transformed from an area predominantly used for agriculture to an elite residential suburb, of large detached residential properties set in generous grounds. At this date, the majority of the development occurred along the Halifax/Edgerton Road (see Map 4 in Appendix A). As a result of the

new development in the designated area there was also an expansion of the highway infrastructure. On the south side of Halifax/Edgerton Road this included the construction of Thornhill Road, Hungerford Road, Cleveland Road, Imperial Road (see Photo. 4) and the naming of Sunnybank and Occupation Road. On the northern side of Halifax/Edgerton Road the estate layouts of Bryan Road/Binham Road and Queens Road/Murray Road were formed which incorporated triangular areas of open space at some of the road junctions (see Photo. 5). Kaffir Road had also been laid out by this date and there was a rectangular area utilised as a bowling green on the south side of the road (see Photo. 6). An important development within the area was the introduction of the tram line along Halifax/Edgerton Road and associated tram shelters (see Photo. 7)

At the beginning of the twentieth century development within the designated area had continued at a similar pace. The most notable buildings to be constructed in this period were designed by the architect Edgar Wood, who in 1894 completed Briarcourt on Occupation Road and Banney Royd on Halifax Road in 1902 (Map 5 in Appendix A). Other development within the area was concentrated along the existing highways with new buildings at the southern end of Thornhill Road and Cleveland Road. Further development occurred along Murray Road and there was a variety of isolated development along the north side of Halifax Road. By the early 1920's development in the area had slowed down following the disruption of the First World War. However, by 1922, Talbot Avenue had been laid out with new buildings situated on its northern side close to the junction with Halifax Road (see Map 6 in Appendix A and Photo. 8). This development signalled the shift away from the construction of large detached houses set in generous grounds to the more modest forms of suburban housing.

By the beginning of the 1930's the pace of development in the area had resumed to its pre-war level with significant areas of development on the south side of Halifax/Edgerton Road (see Map 7 in Appendix A). Further development had occurred along Daisy Lea Lane, on the north side of Talbot Avenue, Thornhill Road and along Sunnybank Road. Historic map evidence also shows that Rumbold Road was laid out in 1931, but no buildings had been constructed by this date (see Photo. 9). Despite the predominant



*Photo 7. View of the tram shelter along Edgerton road*



*Photo 8. Housing on the north side of Talbot Avenue*



*Photo 9. View of early twentieth century housing on Rumbold Road*

# EDGERTON

## CONSERVATION AREA APPRAISAL

suburban form of housing, Ridgemount and Norwood Grange were constructed during this period, in a style that reflected the earlier periods of developments.

Development in the designated area was again interrupted with outbreak of World War Two and no significant development took place until the 1960's and 1970's. At this period, development primarily occurred by infill within the large garden areas of the earlier properties, with examples along the east side of Bryan Road and the south side of Queens Road (see Photo. 10). This form of

development continued throughout the twentieth century with the erection of apartment blocks and small cul-de-sacs, such as Sunnyside on the northern side of Edgerton Road (see Map 8 in Appendix A). During this period, St Patrick's RC Primary School, the only public building in the designated area was constructed (see Photo. 11). Throughout the latter half of the twentieth century many of large family houses within the designated area were converted to offices, residential nursing homes and educational facilities (see Map 10 in Appendix A). As a result, many of these buildings were extended to the side and rear (see Photo. 12). Also, during this period the tram service ceased, the tram lines were removed from Halifax/Edgerton Road but the tram shelter on Edgerton Road was retained as a bus shelter.

### 3.2 Archaeology

Within the designated area there is only one record of an archaeological deposit which is listed below;

- PRN 1824, Roman coin discovered in a rear garden along Imperial Road (exact location unknown). Described as a Billon tetradrachm of Nero (A.D. 54-68).



*Photo 10. View of modern development on the south side of Queens Road*



*Photo 11. St. Patricks Primary School*



*Photo 12. Rear extension to stoneleigh on Bryan Road*



# EDGERTON

## CONSERVATION AREA APPRAISAL

### 4. GENERAL CHARACTER

The character of the Conservation Area is 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 and area separated from the public highways by stone walls (see Figure 1 and Photo. 13). However, towards the outer edges of the area, the character and urban grain of the area changes to reflect that of the early twentieth century developments.



Figure 1

— Edgerton Conservation Area Boundary — Adjacent Conservation Area Boundary



Photo 13. View along Edgerton Road. Note extensive tree coverage



Photo 14. View of the Grade I listed Banney Royd



Photo 15. View of the elaborate stone detailing at No. 1 Hungerford Road

In view of the fact that the majority of the buildings were built at a similar period, during the mid-late nineteenth century, the historic buildings reflect the styles favoured by the Victorian builders, and are generally based on either the medieval or Georgian period. The larger detached buildings were individually

# EDGERTON

## CONSERVATION AREA APPRAISAL

designed as set pieces, in order to reflect the status of the owner and set them apart from their neighbours (see Photos. 14 & 15). The earlier buildings are constructed of natural stone, with a pitched roof covered with natural stone or blue slates and with timber framed sash or casement windows. Many of the buildings also have leaded lights often incorporating coloured glass.

Along the side roads off Halifax Road, there are a number of smaller properties, which were designed as villa pairs, and these

are of a similar style to the larger detached buildings. The later twentieth century buildings also reflect the earlier form but utilise a simpler architectural details, often with pitched roof covered in red clay tiles (see Photo. 16). Many of the buildings within in the area are of a very high architectural quality and as a consequence are listed as being of architectural or historic significance (see Map 12 in Appendix A and the listed building descriptions in Appendix B).

As noted in Section 3, all the early buildings within the area were built a single family homes, but in recent years some of these houses have changed use to nursing homes or offices, for example on the south side of Halifax Road (see Map 10 in Appendix A). However, the predominant use in the area remains for residential purposes.

Within the designated area there are five areas of public open space, the most substantial being the open ground situated around Clayton Dyke (see Photo. 1). The former bowling ground along Kaffir Road is also a relatively large space which is now a heavily wooded. The other public spaces relate to triangular areas associated with the road layout of Bryan and Queens Road estates (see Photo. 29). The streetscene in the designated area is defined by stone boundary walls, with the private entrances defined by substantial stone gate piers. Some of the historic floorscape, including the stone setted vehiclear cross-overs, remains insitu but in the majority of instances it throughout has been replaced with tarmac.

Views within the Conservation Area are predominantly limited to linear views along the road network (see Map 11 in Appendix A). Long distance views are possible in both directions along Halifax/ Edgerton Road and medium distance views are possible along most other roads, for example Thornhill Road and Cleveland Road (see Photo. 17). These views are framed by the mature trees in the private gardens, which spill out on to the street. Panoramic views are possible looking across the area from Edgerton Road



*Photo 16. View of the early twentieth century development along the tree lined Talbot Avenue*



*Photo 17. View along Cleveland Road*



*Photo 18. Panoramic view from Edgerton Rd. across the valley side to the open space around Clayton Dyke*

# EDGERTON

## CONSERVATION AREA APPRAISAL

and from the open ground adjacent to Birkby Hall Road (see Map 11 in Appendix A and Photo. 18).

Although there is a relative consistency of use and general form of the buildings within the Conservation Area it is considered that the designated area can be broken down into a number of distinct character areas. Six character areas have been identified and are illustrated on Map 14 in Appendix A.

A detailed analysis of the individual character areas is included in the following sections.

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 5. CHARACTER AREA 1

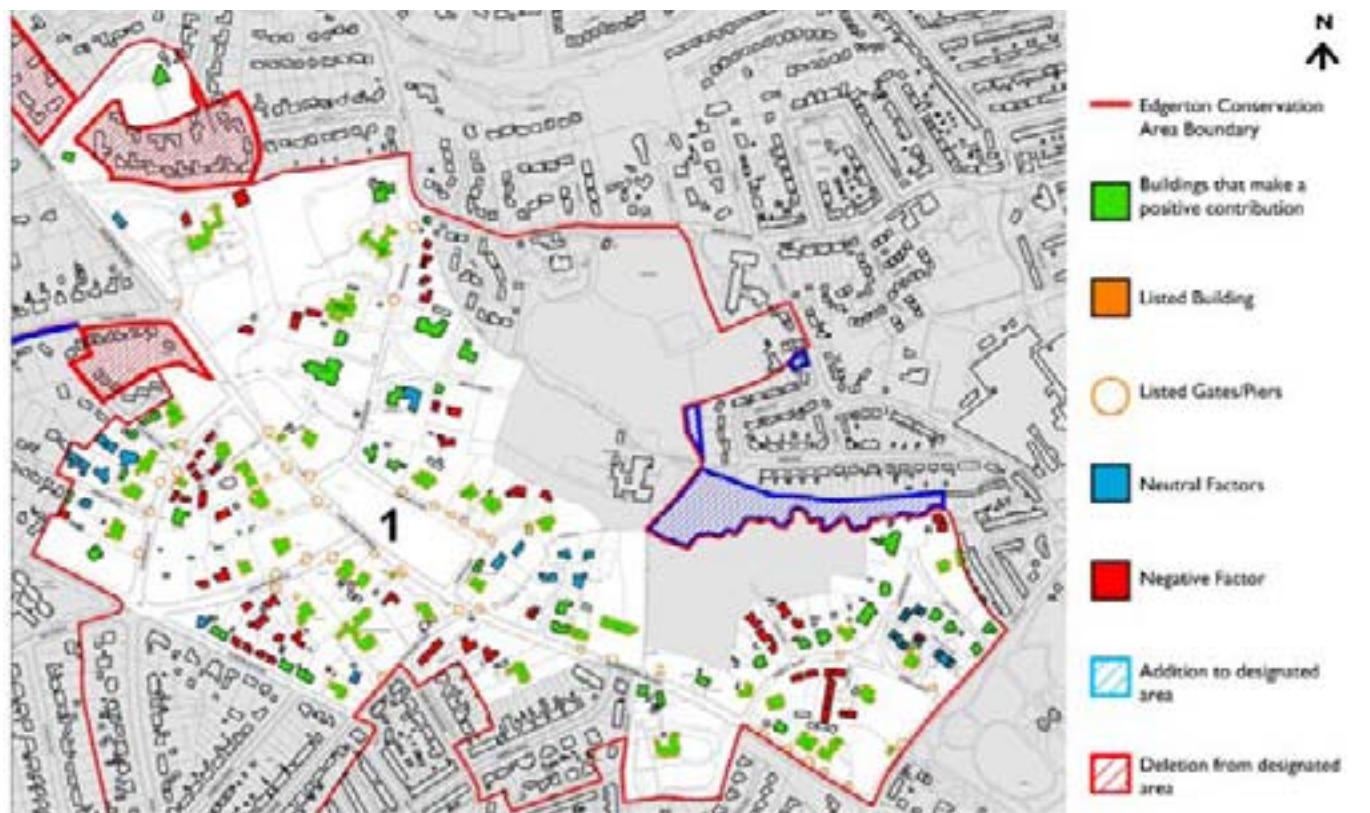


Figure 2

This character area forms the core of the Conservation Area, and includes land on the northern and southern side of Halifax/Edgerton Road. It includes Norwood Lodge at the north-west corner and extends across to Blacker Road at the south-east corner.



Photo 19. View north along Bryan Road



Photo 20. Bryan Wood along Bryan Rd, currently in use as a nursing home



Photo 21. Detached house on south side of Halifax Road, now in use as offices

# EDGERTON

## CONSERVATION AREA APPRAISAL

The buildings are predominantly large detached properties set in generous landscaped grounds, and therefore the density of development is low. They are generally set back from the road, often partially screened from view by mature vegetation, with gardens defined by boundary walls (see Photo. 19).

### 5.1 Grain

The largest properties 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 was maintained along such roads as Thornhill, Hungerford, Bryan, Kaffir and Queens Road, but a substantial amount of infill development occurred from the mid twentieth century onwards which has resulted in a closer urban grain (see Map 9 in Appendix A).

The variation in road width across this character area, the relative position of the boundary walls and maturity of planting in the gardens affects the perception of the urban grain. This is particularly apparent along Bryan Road; a very narrow road with low stone garden walls on either side; where the buildings appear to be much closer together than those along Halifax Road, primarily due to the thinner vegetation in their front gardens.

### 5.2 Use

The buildings in this area are still predominantly in residential use but some of the larger houses are now in multiple occupation: as elderly persons nursing homes (see Photo. 20); hostels; or hotels. A number of the properties along Halifax and Edgerton Road have been converted to offices (see Photo. 21). In addition, there is a preparatory school on Binham Road and a nursery school on Queens Road (see Map 10 In Appendix A). The preparatory school generates a sense of activity and noise, particularly at break times and the close of the school day.



*Photo 22. No. 16 Edgerton Rd. Note prominent tower, chimneys and stone detailing*



*Photo 23. View of Thornleigh Lodge and its neglected gate piers*



*Photo 24. No. 6 Bryan Road*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 5.3 The qualities of the buildings

Within this particular character area there are 85 listed buildings. With the exception of Banney Royd which was designed by Edgar Wood and is listed Grade I, and Rose Hill which is listed Grade II\*, the majority of the buildings are listed Grade II. Of these listed buildings, almost 50% are structures such as gate piers or walls (see Figure 2). One notable exception is the former tram shelter on Edgerton Road which is now utilised as a bus shelter. The descriptions of all the listed buildings are included in Appendix B.

The high architectural quality of the buildings within the area is reflected in number of buildings that are listed as being of historic or architectural significance. In view of the fact that the majority of the buildings were built at a similar period, during the mid-late nineteenth century, the historic buildings reflect the styles favoured by the Victorian builders, and are generally based on either the medieval or Georgian period. The larger detached buildings were individually designed as set pieces, in order to reflect the status of the owner and set them apart from their neighbours (see Photo. 22). There are a number of smaller properties, which were designed as villa pairs, and these are of a similar style to the detached buildings.

In addition to the listed buildings which clearly make a positive contribution to the character and appearance of the area there are also a number of un-listed buildings that also make a positive contribution (see Figure. 2). Examples of these significant buildings include Thornleigh Lodge (see Photo. 23), Alwoodleigh House and its lodge and No. 6 along Bryan Road (see Photo. 24). Nos. 3 and 8 Binham Road, Nos. 15 & 16 and 8 Queens Road, No, 3 Murray Road and Nos. 26 and 28 Kaffir Road.

The buildings are predominantly two storeys in height, often with attic rooms. Depending on whether the design of the building is influenced by the medieval or the Georgian period, features such as projecting towers, mullioned window openings with decoratively carved surrounds, stone tracery, bay and oriel windows, large open porches, corbelled eaves, crested ridges and tall chimney stacks are common (see Photos. 20 - 24).

### 5.4 Building materials and the public realm

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. A



*Photo 25. View of the former Lodge to No. 6 Halifax road*



*Photo 26. Example of listed gate piers along Kaffir Road*



*Photo 27. View of historic paving along Hungerford Road*

number of the original timber framed doors and windows contain leaded lights, often with coloured glass. The stonework often incorporates elaborate architectural detailing, particularly at the eaves and around openings. The detailing of some of the buildings is very ornate, for example No. 6 Halifax Road - the former lodge to The Grange - where the scalloped roof slates have been laid to create a decorative pattern, which emphasises the other architectural details, such as the decorative timber barge boards and crested ridge (see Photo. 25).

The public highways in the area are defined by high walls, which due to the topography are often designed as retaining walls. In addition to the walls, the garden are usually screened by hedges and mature trees. The entrances into the gardens are usually marked by substantial stone gate piers, often incorporating ornate metalwork torcheres and gates. These structures are an important feature of the area, which is recognised in the designation of a large number as listed buildings (see Photo. 26).

Most of the historic floorscape has been lost due to the re-surfacing of both the roads and pavements with tarmac. However, fragments of the historic floorscape remains in small areas. For example, the original stone flags are evident on the pavement along Hungerford Road and Queens Road, and in other areas stone setts are evident on the vehicular cross-overs (see Photo. 27) adjacent to the pavement or where the tarmac has worn thin (see Photo. 28). Despite the loss of the large areas of stone setts and flags, the wide stone kerbs between the road and pavements, are preserved in most areas.

There is a footpath that runs along the northern boundary of Banney Royd, extending from Halifax Road to Birkby Road. The western section of the footpath, adjoining Banney Royd is enclosed by high stone walls. A similar enclosed footpath forms the eastern boundary to character area 2, to the rear gardens of the Rose Hill Drive development.

## 5.5 Open space and tree coverage

As noted previously, the character of the Conservation Area is largely defined by the mature landscaping contained within the private garden areas (see Figure 1). The majority of the open space is therefore in private ownership and there are only four areas of public open space in the character area. Three of these areas are the triangular areas of grassland with mature trees, designed as part of the road layout along the Bryan Road and Queens Road estates (see Photo. 29). The fourth area is the woodland that sits



*Photo 28. Visible stone sette in the highway at Occupation Road*



*Photo 29. Triangular area of grassland with mature trees on Queens Road*



*Photo 30. woodland (former bowling ground) on south side of Kaffir Road*

# EDGERTON

## CONSERVATION AREA APPRAISAL

between Kaffir Road and Halifax Road (see Map 11 in Appendix A in Photo. 30). Evidence of its original use as a bowling green is apparent from the flat area of ground in the centre of the site and the remnants of a network of footpaths. Due to the topography of the land, there is a formal entrance via a gate and flight of steps from Halifax Road (see Photo. 31) but apart from the trees there is no formal boundary to the woodland from Kaffir Road.

### 5.6 Areas of Risk

The large garden areas in the area are under threat from possible development proposals, as result of government guidance to increase the amount of development on previously developed sites. In addition to the adverse impact that such development may have on the character and appearance of the Conservation Area, in view of the large number of listed buildings, it may also significantly affect the setting of some of the listed buildings.

No. 1 Halifax Road is a Grade II listed building and its garden walls, archway and gate piers are also listed in their own right. To the rear of the site, along the Cleveland Road frontage, are the ruins of an outbuilding (see Photo. 32). It is considered that this part of the site is under threat from a lack of maintenance.

The former bowling green area on Kaffir Road is now the site of a woodland but is in danger of becoming unrecognisable as public space through the erosion of the footpaths and lack of woodland management.

As noted in Section 4, much of the historic floorscape in the area has already been lost. It is important that where original stone, flags, setts and kerb exist that these are retained and not replaced or repaired with modern materials when any work is undertaken by highway or statutory authorities.

### 5.7 Negative Factors

Within the character area there are a number of negative factors that are common throughout the designated area. These include street clutter generated by inappropriate highway signage, poor quality street lighting columns and inappropriate side and rear extensions to some of the buildings.



*Photo 31. Gated entrance to former bowling ground along Halifax Road*



*Photo 32. remains of outbuildings to the rear of No. 1 Halifax Road*



*Photo 33. A twentieth century house on the east side of Bryan Road - negative impact*



# EDGERTON

## CONSERVATION AREA APPRAISAL

More specific problems within the character area relate to the poor quality twentieth century development on infill sites, such as 15 to 21 Bryan Road (see Photo. 33). The introduction of inappropriate modern development, often bungalows, within the garden areas of some of the properties for example at Ravensdeane (see Photo. 34) has resulted in an erosion of the special character of this section of the Conservation Area. Refer to Figure 2 for details of the negative buildings in the area. The lack of definition to the junction of Thornhill Road, Hungerford Road and Occupation Road and the single lighting column is a negative factor (see Photo. 35).

### 5.8 Neutral Factors

Within the character area, there are examples of modern infill development or extensions which are of an appropriate scale and well integrated within the townscape, for example Sunnyside (see Photo. 36). Whilst these buildings are not considered to make a positive contribution to the character and appearance of the designated area, neither do they have a negative impact on the area. These buildings are identified on Figure 2.



*Photo 34. Inappropriate twentieth century development at Ravensdeane on the east side of Thornhill Road*



*Photo 35. View of the road junction at Occupation Road*



*Photo 36. View of the neutral cul-de-sac development at sunnyside*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 6. CHARACTER AREA 2

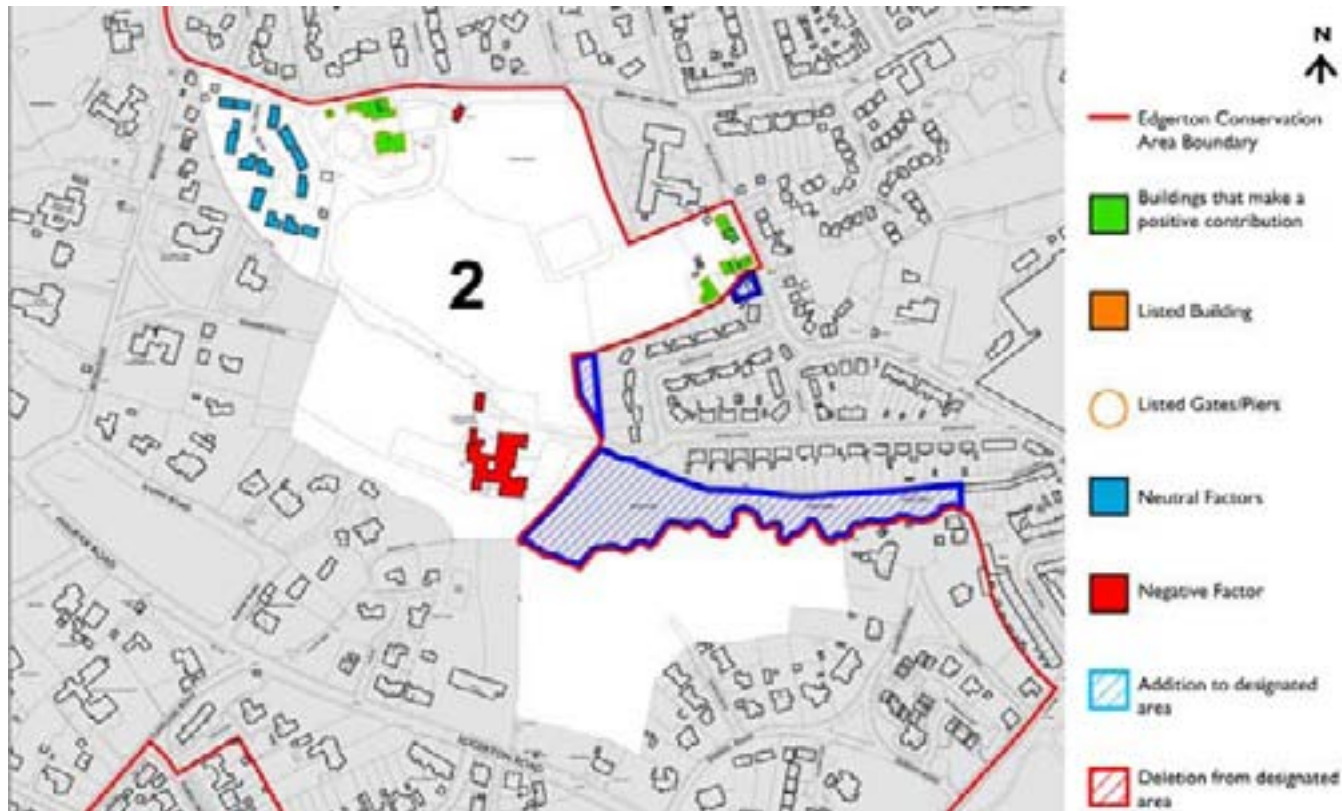


Figure 5

This character area is situated in the north-east corner of the Conservation Area and includes the Rose Hill cemetery, a cricket ground, St Patrick's Roman Catholic School and its playing fields and the public common to the north-west of Queens Road (see Photo. 37).



Photo 37. View of the public common



Photo 38. St. Patrick's RC Primary School



Photo 39. View of the natural burial ground

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 6.1 Grain

This area is distinctive for its large amount of open space and the limited number of buildings (see Map 9 in Appendix A). The buildings are predominantly located in the northern section of the area, along Birkby Lodge Road and Birkby Hall Road. Rosehill, and its associated outbuildings was designed as a detached property set in substantial grounds whereas the properties along Birkby Lodge Road are a closely spaced group of terraced cottages. The buildings in the modern development to the west of Rosehill, along Rose Hill Drive are a tight development of detached houses laid out around a cul-de-sac.

### 6.2 Use

As noted above, there are a limited number of buildings in this character area but their predominant use is for residential purposes. The only non-residential use is St Patrick's RC Primary School (see Photo. 38), and the cricket pavilion. The school pupils generate noise and activity, particularly at break time and the start and close

of the school day, which brings a level of vibrancy to the area. Most of the area is open space and is therefore utilised by the public, for both formal and informal recreation. A section of the northern area to the south and east of Rose Hill is used as a natural burial ground (see Photo. 39).

### 6.3 The qualities of the buildings

Within the character area there are five listed buildings. Rosehill is listed Grade II\* but the remaining buildings are listed Grade II. (see Appendix B for formal listed building descriptions). The area contains a high proportion of the oldest properties in the designated area and due to their age and design are of a different scale and character to the majority of the buildings in the Conservation Area (see Figure 3 and Map 8 in Appendix 1). The list description for Rose Hill describes it as a late nineteenth century house, with early twentieth century alterations. However, it should be noted that the present building was constructed on the site of an earlier building, contemporary with the Stables to the north (see the Map 3 in Appendix 1).



Photo 40. View of Birkby Fold



Photo 41. No. 81 Birkby Lodge Road (on the left)



Photo 42. View of the Grade II listed properties on Birkby Lodge Road

# EDGERTON

## CONSERVATION AREA APPRAISAL

The historic buildings in this area are predominantly vernacular in style and reflect their agricultural origins. Although two storey in height, the overall height and scale of the buildings is much smaller than the Victorian buildings in the rest of the designated area. The planform of the properties in Birkby Fold and along Birkby Lodge Road are much simpler, with the cottages arranged in short terraces. The buildings have simple pitched roofs, chimneys, mullioned windows but very little architectural detail (see Photo. 40).

As most of the historic buildings within the area are listed, No 81 Birkby Lodge Road (see Photo. 41) is the only unlisted building that makes a positive contribution to the character and appearance of the designated area (see Figure 3).

### 6.4 Building materials and the public realm

The historic buildings are predominantly constructed with stone walls, although the Stables at Rose Hill and 83 Birkby Lodge Road are rendered, the roof covering is natural stone slate or tiles and the windows are timber casements or sashes.

A distinctive feature of the historic buildings in this area, is that they are set very close to the highway (see Photo. 42) and are thus more visible than many of the other buildings in the designated area which are often screened by planting. The highways and pavements have lost their historic floorscape and only the original stone kerbs remain insitu.

### 6.5 Open Space and tree coverage

The character of this area is defined by its open space which varies from the formal cricket pitch adjoining Birkby Hall Road to the informal woodland and common at the southern end of the area (see Figure 1). The northern section of the area, which contains the cricket ground, burial ground and school has an open aspect, with trees along the perimeter but the character of the southern area is more enclosed with an area of woodland along Clayton Dyke, shrubs and informal grassland (see Photo. and Map 11 in Appendix A).

Along the western boundary of this area, is a narrow footpath that runs from Birkby Hall Road to St Patrick's RC Primary School (see Photo. 44). The footpath is enclosed by high stone garden walls on each side, where it runs between the houses and at the time of the appraisal it was temporarily closed. There is



*Photo 43. View of Clayton Dyke*



*Photo 44. View of the narrow footpath that runs from Birkby Hall Road to St. Patrick's RC Primary School*

# EDGERTON

## CONSERVATION AREA APPRAISAL

a similar enclosed footpath which runs northwards, along the eastern boundary, to the rear of the houses on George Avenue. This footpath also extends southwards to Edgerton Road, and is enclosed by modern fencing adjacent to St Patricks RC school and the allotments and at the southern end, on the west side of the path, by the stone garden wall to Nos. 18 - 20 Edgerton Road.

### 6.6 Areas of Risk

The grounds of St Patrick's RC Primary School are considered to be an area of risk from potential school expansion. If the school becomes surplus to requirements, there is a risk that any redevelopment would impact adversely on the character and appearance of the area.

### 6.7 Negative Factors

St Patrick's RC Primary School is considered to be a negative factor due to its inappropriate materials of construction, its basic massing and poor elevational treatment

The cricket pavilion sits prominently on the landscape and its flat roof and brightly coloured facades is also considered to be a negative factor within the designated area (see Photo. 45).

### 6.8 Neutral Factors

Rose Hill Drive (see Photo. 46) is a modern cul-de-sac development that has been carefully designed to integrate into the surrounding area. Whilst these new buildings are not considered to make a positive contribution to the character and appearance of the designated area, neither do they have a negative impact on the area. These buildings are identified on Figure 3.



*Photo 45. The poor quality cricket pavilion*



*Photo 46. View of Rose Hill Drive*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 7. CHARACTER AREA 3



Figure 4

This is the smallest character area and is located immediately to the south of Edgerton Road. The character area includes the eastern end of Imperial Road and properties on the northern side of Regent Road.



Photo 47. Villa pair on Imperial Road



Photo 48. View east along Imperial Rd.



Photo 49. The Grade II listed No. 9 Regent Road and its listed gate piers

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 7.1 Grain

This character area has a relatively tight knit urban grain. A sense of enclosure is created along the narrow streets, by the large villa pairs (see Photo. 47), which have little space between them and are set within small front garden, generally enclosed by low stone walls (see Photo. 48 and Map 9 in Appendix A).

### 7.2 Use

The use of the area is predominantly for residential purposes. In addition to single family dwellings, a number of the properties have been converted into apartments. No.13 Regent Road is a small nursery school (see Map 10 in appendix A).

### 7.3 The qualities of the buildings

Within the character area there are six listed buildings, which includes the gate piers to No. 9 Regent Road, which are also listed Grade II (see Photo. 49). The majority of the historic buildings within this character area were built in the late nineteenth century and share many of the architectural features found on the large houses in character area 1.

The buildings are predominantly two storeys in height, with a pitched roof and chimneys. A number of the buildings have gables incorporating rooms within the attic space. In view of the close proximity between the buildings, the façade facing the street is the principal elevation and contains the majority of the fenestration and architectural detail (see Photo. 49). Common features are projecting eaves with either stone corbels or decorative timber brackets and barge boards, stone string courses, bay windows and open porches. The design of the porches varies dependant on whether they are constructed of timber or stone. The stone porches usually have a parapet wall with a flat roof behind, whereas the timber porches often incorporate decorative arches and posts, with a pitched slate roof over. The treatment of the window openings varies from simple rectangular openings to paired openings with a central mullion to arched headed openings often with decorative stone mouldings (see Photo. 50). A number of the buildings have leaded lights often incorporating coloured glass, in the entrance doors, fanlights or side lights.



*Photo 50. Property on the south side of Imperial Road*

# EDGERTON

## CONSERVATION AREA APPRAISAL

Most of the unlisted buildings within the area are considered to make a positive contribution to the character and appearance of the designated area (see Figure 4).

### 7.4 Building materials and the public realm

All the historic buildings within the character area are constructed with natural stone walls, a pitched roof originally covered natural slate or tiles and timber sash or casement windows. However a number of the properties have been re-roofed using modern concrete tiles.

The public highway is defined by low stone boundary walls with prominent gate piers. Historically, the low stone walls were capped with metal railings but the majority of these have been removed and in several instances replaced with timber fencing panels (see Photo. 51).

Some of the historic floorscape, such as stone sett cross-overs at the vehicle entrances, remains insitu but the majority of the stone flags on the pavements have been replaced with modern concrete flags.

### 7.5 Open space and tree coverage

Within the character there is no public open space and as a result the only soft landscaping and open space is provided by the limited garden space at the front and rear of the buildings.

### 7.6 Areas of risk

In this area there are no specific sites under particular threat. However, there could be a further erosion to the streetscape by the loss of boundary walls and hard landscaping of front garden areas to provide off-street parking.

In addition, there is a risk of the loss of timber windows and doors and replacement with u-PVC.



*Photo 51. Property on the north side of Imperial Road*



*Photo 52. View of a front garden area lost to hard landscaping on the north side of Imperial Road*



# EDGERTON

## CONSERVATION AREA APPRAISAL

### 7.7 Negative factors

Along Imperial Road there are a number of examples where sections of the front boundary walls have been removed to accommodate access for vehicles in the garden area, which has also resulted in a loss of soft landscaping (see Photo. 52).

The addition of flat roofed dormers on Nos. 2-6a Imperial Road has adversely affected the appearance of the building (see Photo. 53). In other areas, the erection of timber panel fencing to front gardens, inappropriate timber gates and the replacement of original roof coverings with concrete tiles and the replacement of the timber windows with modern u-PVC has adversely affected the character and appearance of the area.

At the western end of Regent Road is a modern single storey building constructed with brick and has a flat roof. It is considered that the form and material of this building is inappropriate to the character and appearance of the designated area (see Photo. 54 and Figure 4).

### 7.8 Neutral factors

Two modern apartment blocks have recently been constructed along Regent Road that reflect the form and massing of the surrounding buildings. They are therefore considered to be a neutral factor (see Photo. 55).



*Photo 53. View of the Grade II listed terrace on Imperial Road*



*Photo 54. View of the inappropriate single storey nursery building at the west end of Regent Road*



*Photo 55. View of modern infill development on Regent Road*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 8. CHARACTER AREA 4



Figure 5

This character area is located in the south-west corner of the Conservation Area and includes the southern end of Cleveland Road, Rumbold Road and part of Sunnybank Road.



Photo 56. View of the terraced housing on Cleveland Road



Photo 57. View of early twentieth century housing with integral garage on the north side of Rumbold Road



Photo 58. View of villa pairs on the south side of Cleveland Road

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 8.1 Grain

This area has a very tight knit urban grain due to the terraced buildings (see Photo. 56) and close proximity of the villa pairs along Cleveland Road. Along Cleveland Road, the buildings on both sides are set back from the road with very small front garden areas and the narrow width of the road adds to the sense of enclosure along the street (see Map 9 in Appendix A). Rumbold Road has a lower density of development with most of the housing being semi-detached (see Photo. ??) situated on both sides of the road. There is a break in the urban grain at north end of Rumbold Street, where the rear gardens of the properties facing Cleveland Road extend to the back edge of the pavement.

### 8.2 Use

The use of the buildings in the area is exclusively for single family residential dwellings (see Map 10 in Appendix A).

### 8.3 The qualities of the buildings

This character area contains no listed buildings. However, it is considered that most of the buildings situated along Cleveland Road make a positive contribution to the character and appearance of the designated area (see Figure 5). The architectural style of the earlier buildings along Cleveland Road reflects that of buildings of a similar age found elsewhere within the designated area. The buildings are two storeys in height, with pitched roofs, chimneys and often stone kneelers, and corbels to the eaves. Some of the buildings have canted bay windows, stone hood moulds over door and window openings (see Photo. 58) and wallhead dormers to attic rooms (see Photo. 59). A number of the buildings retain leaded lights incorporating coloured glass in either the doors or windows.

The buildings on the south side of Rumbold Road were erected in the rear gardens of the properties along Cleveland Road and are also two storeys in height with pitched roofs. Some of the buildings have a two storey bay window that sits under a half-timbered gable and a recessed entrance porch. Where the original timber windows remain, they often incorporate leaded lights with coloured glass. A number of properties also have integral garages that form an integral part of the floor plan (see Photo. 57).



*Photo 59. Wallhead dormers on Cleveland Road*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 8.4 Building materials and the public realm

The early buildings within the area are constructed from a similar palette of materials as the rest of the designated area, with stone walls, a pitched roof covered with slate and timber sash windows. The wall head dormers are constructed of stone with slate hung sides and a pitched slate covered roof.

The buildings along Rumbold Road were constructed in the early twentieth century and therefore have a different palette of materials including render, often with half-timber details and red clay roof tiles (see Photo. 57).

The streetscape in this character area differs between the two streets with the narrower width of Cleveland Road and low stone boundary walls providing a greater sense of enclosure than along Rumbold Road, which is wider, with lower stone boundary walls and buildings set further back from the road (see Photo. 60).

The original paving flags have been replaced with either tarmac or concrete flags but the stone kerbs remain insitu. In addition, there are some stone setts on the vehicular cross-overs on Rumbold Road (see Photo. 61).

### 8.5 Open space and tree coverage

Within the character area there are no public open spaces (see Figure 1). The soft landscaping is provided by trees that line the pavements along both roads, (see Photo. 62 and Map 11 in Appendix

A. Further soft landscaping is also visible in the front garden areas of the buildings on both streets and in the long rear gardens to the some of the properties on Cleveland Road.



*Photo 60. View north along Rumbold Road*



*Photo 61. Example of stone sett cross-over along Rumbold Road*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 8.6 Areas of risk

In this area there are no specific sites under particular threat. However, there could be a further erosion to the streetscape by the loss of boundary walls and hard landscaping of front garden areas to provide off-street parking.

In addition, there is a risk of the loss of timber windows and doors and replacement with u-PVC.

### 8.7 Negative factors

Along Cleveland Road there are a number of examples where sections of the front boundary walls have been removed to accommodate access for vehicles in the garden area, which has also resulted in a loss of soft landscaping (see Photo. 63).

The replacement of the timber windows with modern u-PVC, on a number of properties has adversely affected the character and appearance of the area.

### 8.8 Neutral factors

It is considered that most of the buildings along Rumbold Road are a neutral factor within the designated area (see Figure 5) as they are of similar massing to other buildings but are constructed with a different palette of materials compared to the rest area of the designated area (see Photo. 64).



*Photo 62. View along Cleveland Road*



*Photo 63. Loss of boundary wall and garden area along Cleveland Road*



*Photo 64. View of early twentieth century housing on Rumbold Road*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 9. CHARACTER AREA 5



Figure 6

This character area is also located in the south-west corner of the designated area and includes the southern half of Thornhill Road from its junction with Occupation Road and the majority of the southern side of Sunnybank Road.



Photo 65. View of large housing on the north side of Thornhill Road



Photo 66. View of a large house on the south side of Sunnybank Road

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 9.1 Grain

This character area has a relatively tight knit urban grain created by the close proximity in which the buildings are located to each other (see Map 9 in Appendix A). This density of development has largely resulted from the infill development which occurred during the twentieth century. The buildings are set back from the highway by relatively large front gardens which are defined by stone walls.

### 9.2 Use

The use of the area is predominantly for residential purposes as single family dwellings (see Map 10 in Appendix A).

### 9.3 The qualities of the buildings

This character area contains no listed buildings. However, it is considered that most of the buildings situated along Thornhill Road make a positive contribution to the character and appearance of the designated area (see Figure 6). The historic buildings are designed as either detached houses or villa pairs and their architectural style reflects that of buildings of a similar age found elsewhere within the designated area (see Photo. 65). The buildings are two storeys in height, with pitched roofs, chimneys and often stone kneelers, corbels to the eaves and projecting stone porches. Other common details include canted bay windows, stone mullions and stone hood moulds over door and window openings (see Photo. 66).

### 9.4 Building materials and the public realm

The early buildings within the area are constructed from a similar palette of materials as the rest of the designated area, with stone walls, a pitched roof covered with either slate or tiles and timber sash windows.

The public highway is enclosed by stone boundary walls and gate piers to the front garden areas of the houses. Some of the historic paving remains insitu along the west side of Thornhill Road, including the stone sett cross-overs to the vehicle entrances, but in most areas, the historic floorscape has been replaced with either tarmac or concrete paving flags (see Photo. 67).



*Photo 67. Elaborate gate piers on the south side of Thornhill Road*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 9.5 Open space and tree coverage

Within the character area there is no public open space and as a result the only open areas relate to the private garden areas which provide soft landscaping in the form of mature trees and hedges (see Figure 1 and Map 11 in Appendix A). On the east side of Thornhill Road there are also a number of trees lining the pavement (see Photo. 68).

### 9.6 Areas of risk

There appears to be no specific building under threat in this character area. However, as found elsewhere within the designated area the boundary walls and gate piers could be considered to be under threat from a lack of maintenance.

### 9.7 Negative factors

There are a number of unsympathetic infill buildings within the character area (see Figure 6), for example No. 20a on the west side of Thornhill Road is a rendered bungalow with a dormer window in the roofspace (see Photo. 69)

### 9.8 Neutral factors

It is considered that the majority of buildings on the south side of Sunnybank Road are neutral factors within the designated area (see Photo. 70 and Figure 6).



*Photo 68. View north along Thornhill Rd.*



*Photo 69. View of inappropriate development on the north side of Thornhill Road*



*Photo 70. Neutral development on the south side of Sunnybank Road*



# EDGERTON

CONSERVATION AREA APPRAISAL

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 10. CHARACTER AREA 6



Figure 7

The character area is located in the north-west corner of the Conservation Area and includes properties on the northern side of Talbot Avenue, Daisy Lea Lane (see Photo. 70) and a small number of properties situated on the northern side of Occupation Road.



Photo 71. View north along Daisy Lane



Photo 72. View of the Grade II listed Ridgemount designed by Edgar Wood



Photo 73. View of Daisy Lee House

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 10.1 Grain

This area primarily developed in the early twentieth century but it has a relatively loose grain similar to other parts of the designated area (see Map 9 in Appendix A). The houses are set back from the highway with hedges, fences or stone walls to the front gardens. There are two cul-de-sac developments on the north side of Daisy Lea Lane and due to the smaller plot sizes along West Avenue this section has a much tighter urban grain.

### 10.2 Use

The use of the area is exclusively for residential purposes (see Map 10 in Appendix A).

### 10.3 The qualities of the buildings

Within the character area there are two Grade II listed buildings, Briarcourt and Ridgemount (see Photo. 72), both designed by Edgar Wood (see Figure 7 and refer to Appendix B for the listed building descriptions). The listed building description refers to Ridgemount as a nineteenth century building but the historic map evidence suggests that the building was constructed in the early twentieth century (see Maps 4 & 5 in Appendix A). It is considered that the majority of the un-listed buildings make a positive contribution to the character and appearance of the designated area (see Figure 7). Of these buildings, Daisy Lea House which is one of the oldest buildings in the designated area and The Longhouse on Daisy Lea Lane are of particular note (see Photo. 73).

The majority of buildings within the character area were constructed in the first half of the twentieth century and as a result the architectural treatment is slightly different from the rest of the Conservation Area, although the buildings have similar details, including canted bay windows, mullion windows, stone kneelers and corbels. The roof form is relatively simple with sprocketed eaves, with steeply pitched gables and tall chimney stacks (see Photo. 74).



*Photo 74. Development along West Avenue*



*Photo 75. Trees along the pavement on the north side of Talbot Avenue*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 10.4 Building Materials and the public realm

Within the character area the prevalent building materials are similar to the rest of the designated area, with the use of natural stone for walls, slate or stone slate roofing and timber sash or casement windows. In addition to the traditional roofing materials, there are a significant number of early twentieth century buildings which have red clay roofs (see Photo. 74).

Enclosure to the street is generated by hedges along East and West Avenue, in addition to stone walls found along Talbot Avenue. Daisy Lea Lane and Occupation Road are unique in the designated area due to the high dry stone walls that line the highway and the absence of a pavement (see Photo. 74). Within the character area there is little evidence of the historic floorscape, although the stone kerbs remain in situ along Talbot Avenue.

### 10.5 Open space and tree coverage

Within the character there is no formal public open space and as a result the only open space is provided by the private garden areas (see Figure 1). The large gardens to the two listed buildings, Briarcourt and Ridgemount, at the western end of the character area, are of particular note. Within the garden areas there is a significant amount of soft landscaping with mature trees and hedges.

Along Talbot Avenue there are mature trees in the grass verges adjoining the highway (see Photo. 75 and Map 11 in Appendix A).

### 10.6 Areas of risk

As with other characters areas some of the properties with large garden areas are under threat from possible infill development.



*Photo 76. View of Daisy Lea Lane.  
Note there are no pavements along  
the highway*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 10.7 Negative factors

The infill development to the south and east of Daisy Lea House has disrupted the urban grain of the area and as a consequence has a negative impact on the designated area (see figure 7 and Photo. 77).

### 10.8 Neutral factors

It is considered that there are only four buildings within this character area which are considered to be neutral buildings (see Figure 7).



*Photo 77. View of 30a Daisy Lea Lane*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 11. BOUNDARY DEFINITION

As part of the appraisal of the Conservation Area map, a review of the boundaries of the designated area was undertaken to establish if any sections should be removed or added. Therefore, the existing area has been reviewed to assess whether any areas should be removed. Also, the areas around the existing Conservation Area have been studied to ascertain whether any new areas should be included.

The proposal is to omit three areas (A - C) and to include four other areas within the Conservation Area. The proposed revisions to the boundary are shown on Map 2 in Appendix A. A summary of the character of these seven areas and the rationale for their inclusion or exclusion from the Conservation Area is included in the following paragraphs.

#### 11.1 Deletions

##### Area A

This area includes only seven historic buildings and the historic character has been lost due to the introduction of modern suburban development along Hall Lee Road and Inglewood Avenue (see Photo 78). The most important aspect of this area are the mature trees which contribute to the character of Halifax Road as a tree-lined avenue. However, as these trees are protected by tree preservation orders, the character of this gateway into the Conservation Area would be retained despite the omission of this area from the designated area.

The proposal is to revise the boundary of the Conservation Area to follow the northern plot boundaries of No. 4 East Avenue and Hope Garth on the west side of Halifax Road.

##### Area B

This area is part of a modern suburban development and has no historic character (see Photo 79). Although Norwood Grange is of early twentieth century date, its architectural style and its setting are consistent with the character of the historic buildings in the Conservation Area. Therefore we propose that Norwood Grange is retained within the Conservation Area but that the modern residential development is omitted.



*Photo 78. View of the modern housing along Inglewood Avenue*



*Photo 79. View of Norwood Park*



*Photo 80. View of the proposed new boundary along the footpath to the north of Banney Royd*

# EDGERTON

## CONSERVATION AREA APPRAISAL

On the east side of Halifax Road it is proposed that the boundary runs along the southern plot boundaries of the modern housing on Inglewood Avenue and then wraps around the boundary to Norwood Grange, excluding the modern housing along Norwood Park. As a result the north wall of the public footpath that runs along the northern boundary to Banney Royd will form the boundary to the designated area (see Photo. 80).

### Area C

This area forms part of a small modern development (see Photo. 81). We do not consider that these buildings are of sufficient architectural merit for inclusion within a conservation area. In addition, they do not conform to the form or massing of the majority of buildings within the Conservation Area. The proposal is to revise the boundary to include the trees on either side of Talbot Avenue (see Area D below) but to exclude the buildings on the south side of the road. The trees adjacent to Halifax Road are covered by a tree preservation order and are therefore afforded additional protection.

## 11.2 Additions

### Area D

The proposal is to alter the boundary to the back edge of the pavement in order to include the trees that line the pavement along the southern side of Talbot Avenue.

### Area E

The proposal is to alter the boundary to make it more legible on the ground by extending the designated area so that the boundary runs along the western wall of the footpath (see Photo. 82).

### Area F

Nos. 75 & 77 Birkby Lodge Road appear to form a group with the listed buildings to the north (see Photo. 83). However, Nos. 75 & 77 are currently included within the boundary of the adjacent Birkby Conservation Area. In view of the relationship between these buildings, it is proposed that the boundary should be revised to include Nos. 75 & 77 within the Edgerton Conservation Area.



*Photo 81. View of the modern housing along the south side of Talbot Avenue*



*Photo 82. The proposed boundary along the footpath to the north of St Patrick's RC Primary School*



*Photo 83. Nos. 75 & 77 Birkby Lodge Rd*

# EDGERTON

## CONSERVATION AREA APPRAISAL

### **Area G**

Situated between George Avenue and Clayton Dyke is an area of land used as allotments. The allotments provide an important buffer zone of open space between Clayton Dyke and the twentieth century semi-detached housing on George Avenue. There are also a number of significant trees in this area and therefore the proposal is to extend the designated area to include this area of open ground.

### **11.3 Adjoining areas**

Other areas lying outside the existing boundary were also considered for inclusion. It was not considered appropriate to include Birkby Road, due to its isolation from the rest of the area by modern development. Imperial Road and the surrounding streets was also considered but due to its character as a densely developed area primarily of terraced housing with small gardens, it was considered to be of a different character to the designated area and therefore was not recommended for inclusion.

### **11.3 Gateways**

As a result of the recommended boundary changes the northern boundary of the designated area has been significantly altered, with the omission of the short section of Halifax Road. This section of road has a significant number of mature trees on either side of the road which provide a gateway leading into the designated area (see Map 2 in Appendix A). Other important gateways within or into the area include the six-lane road junction at Occupation Road, the junction of Edgerton Road and Blacker Road and the gated entrance at the northern end of Bryan Road. The other significant gateway within the area is the west end of the footpath adjacent to St Patrick's RC Primary School.



# EDGERTON

## CONSERVATION AREA APPRAISAL

### **12. PUBLIC INVOLVEMENT**

A consultation leaflet has been prepared to provide a summary of the Draft Edgerton Conservation Area Appraisal & Management Plan and to invite feedback on the contents. The leaflet has been circulated to all the postal addresses within the designated area.

Hard copies of the full document are available to view at the Planning Services Desk, Civic Centre III, Huddersfield, and at Lindley Library during the three week consultation period which runs from 16th February to 9th March 2007

An electronic copy is also available on the Kirklees website. [www.kirklees.gov.uk](http://www.kirklees.gov.uk)

A drop-in session exercise is to take place on Friday 23rd February between 4 -7.30 pm at Lindley Library where local residents are invited to come along and provide feedback on the Draft Appraisal and Management Plan.

# EDGERTON

## CONSERVATION AREA APPRAISAL

### 13. MANAGEMENT PLAN

#### 13.1 Preservation

This section sets out a possible management plan for the Edgerton Conservation Area. These proposals should be read in conjunction with the appraisal of the designated area, set out in the appraisal. The proposed policies and recommendations are intended to preserve the character and appearance of the Conservation Area, assist in managing change without compromising the historic environment and make proposals for its enhancement. In order to implement these policies they would need to be incorporated in the Local Development Framework (LDF).

The following Unitary Development Plan designation is located in the Conservation Area:

D3 Urban Greenspace - covers the former bowling ground area on Kaffir Road and the open space around Clayton Dyke

In addition to this designation, the following Unitary Development Plan policies apply to development affecting listed buildings and conservation areas:

BE1, BE2, BE5, BE11, BE12, BE13 & BE14

(see Appendix C for details)

In addition there are also a number of policies concerning the natural environment and recreation:

NE3, NE9, D2, D3, D5, D8 & R7A

(see Appendix C for details)

When the fieldwork was undertaken in January 2007 there were several sites where development was in progress or where an existing implemented planning permission existed. Therefore these were not considered in the appraisal. It is recommended that when construction of these sites is complete, they should be appraised and the Conservation Area Appraisal revised accordingly.

The Planning (Listed Buildings and Conservation Areas) Act 1990 and other planning legislation contain

# EDGERTON

## CONSERVATION AREA APPRAISAL

various powers that assist local planning authorities with their responsibility to preserve the character and appearance of conservation areas.

Recommendation; A review of the character assessment and the management plan will need to be undertaken in 5 years time.

### **14.2 Demolition of buildings**

Section 74 of the Act provides for control over the demolition of buildings in conservation areas (subject to various exceptions). Paragraph 4.27 of PPG 15 - Planning and the Historic Environment indicates that, "The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area." It goes on to indicate that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (paragraphs 3.16 – 3.19 of PPG15).

Map 12 in Appendix A identifies buildings that make a positive contribution within the designated area. These are generally the large detached villas, villa pairs and terraces constructed in the nineteenth and early twentieth century, which establish the character of the Conservation Area. As noted in Policy BE7 proposals involving the demolition or partial demolition will not normally be acceptable. In addition, the Conservation Area includes 106 listed buildings (see Map 12 in Appendix A), the demolition and alteration of which is controlled by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **13.3 Trees**

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a conservation area must give six weeks notice to the local planning authority. The purpose of this requirement is to give the authority an opportunity to make a tree preservation order.

Trees make an important contribution to the character and appearance of the Conservation Area and to its setting. Most are covered by tree preservation orders but it is recommended that the Council undertake a comprehensive tree survey of the whole of the Conservation Area, plus its setting, to determine whether additional tree preservation orders are required.

# EDGERTON

## CONSERVATION AREA APPRAISAL

Recommendation: In view of the major importance of trees within the designated area the Council will need to reiterate to the property owners the requirement to notify the Council of any proposals to cut down, top or lop a tree in the Conservation Area.

Trees are a particular feature of the Conservation Area but they mature and die. Therefore every effort should be made to provide for new and replacement tree planting within new developments.

Policy: The Council will encourage the planting of new and replacement trees where appropriate as part of all developments within the Conservation Area.

Recommendation: The Council should consider the maintenance and replacement of the trees within the pavements within the Conservation Area.

### **13.4 Open Spaces and Gardens**

The open space within the Conservation Area is formed by private gardens, small areas of open ground, including the former bowling ground on Kaffir Road and the open space surrounding Clayton Dyke.

The character of the area is partly established by the pattern of past development, which generally consists of substantial houses in large plots. Previously, substantial infilling has been permitted but this has damaged the character of the Conservation Area because of the increased density of built form, loss of trees and breaching of boundary walls. It is therefore recommended that in future new development within the designated area should be kept to a minimum and the following policy is included in the LDF.

Policy: The Council will resist proposals that would result in the overdevelopment of plots and loss of gardens to the detriment of the character of the Conservation Area.

### **13.5 Land Use**

The character of the Conservation Area relies upon the existing pattern of land uses. Any major changes to these land uses will affect this character. The existing land use of the area is predominantly residential but there are a number of other uses in the designated area.

In view of the infill development that has occurred in the Conservation Area we recommend that the UDP

# EDGERTON

## CONSERVATION AREA APPRAISAL

Policy BE6 be replaced in the LDF as follows.

Policy: There is a strong presumption against infill development within the designated area. Infill development will only be permitted where it would not harm the setting of a listed building or a building that makes a positive contribution.

### **13.6 Minor Alterations**

Any work that materially affects the external appearance of a building requires planning permission, subject to “permitted development” rights. Under normal planning control certain works are classified as “permitted development” and do not require planning permission. This includes small alterations and extensions to dwelling houses, the erection of buildings, enclosures or pools required for a purpose incidental to the enjoyment of a dwelling house (such as a swimming pool), the provision of hard surfaces, and the erection of and alterations to boundaries.

Within conservation areas some developments (that in other areas would be “permitted development”) are not classified as “permitted development”. This includes various types of cladding; the insertion of dormer windows; and the erection of satellite dishes on walls, roofs and chimneys fronting a highway. Also, within conservation areas the size of extensions that may be erected without specific planning permission is more restricted.

Extensions can be detrimental to the appearance of buildings either because of their location, size or design. Extensions (including porches and canopies) on the front or principal elevations of buildings should be avoided as these elevations have usually been carefully designed. Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully designed or are open to public view. Extensions should be subordinate to the building to which they are attached, should use similar or complimentary materials, and should reflect or compliment its style and appearance.

# EDGERTON

## CONSERVATION AREA APPRAISAL

Therefore, in addition to the existing UDP policies, we recommend that the Council include the following policy in the LDF:

Policy: The Council will resist proposed extensions that are over-large, in a prominent location, or are otherwise detrimental to the character of the building to which they are attached or to the character or appearance of the wider Conservation Area.

### 13.7 Article 4 Directions

Local planning authorities may remove (or apply for approval to remove) “permitted development” rights by way of an Article 4 Direction. This means that certain developments that previously did not require a planning application to be submitted, would be brought under the control of the Council and now require planning permission.

The existence of and the detailed design of porches, canopies and verandahs is an important feature of the Conservation Area and therefore the development of new features or alteration to existing should be carefully considered. The effect of the alterations and extensions that are possible under “permitted development” rights, such as the erection of extensions, the creation of hard-standings, and the removal of boundary walls, have already damaged the character and appearance of the Conservation Area. The accumulative effect of further alterations of this nature will seriously erode the special interest of the area, which is the reason for its designation.

It is therefore recommended that the Council consider an Article 4 Direction removing the following “permitted development” rights set out in Part 1 of Schedule 2 of the Town and Country Planning General Development Order 1995, as amended, from all houses within the Conservation Area:

- Class A - The enlargement, improvement or other alteration of a dwelling house,
- Class D - The erection or construction of a porch,
- Class E - The provision of a building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house,
- Class F - The provision within the curtilage of a dwelling house of a hard surface, and

# EDGERTON

## CONSERVATION AREA APPRAISAL

- Class G - The provision within the curtilage of a dwelling house of a container for the storage of oil for domestic heating.

If such an Article 4 Direction were to be made the following policies would be possible.

Policy: The Council will resist all proposals for extensions and alterations to dwelling houses and the erection of buildings and structures within the curtilage of dwelling houses that would be detrimental to the character of the building or to the character or appearance of the wider Conservation Area.

Policy: The Council will resist all proposals for the formation of a hard surface within the front gardens of dwelling houses that would be detrimental to the character or appearance of the wider Conservation Area.

Policy: The Council will resist the replacement of timber doors and windows which would affect the appearance of the building, where the proposal would be detrimental to the character and appearance of the building or to the wider Conservation Area.

Policy: The Council will generally resist proposals to paint any buildings which were not originally designed to be painted, where the proposal would be detrimental to the character or appearance of the building or to the character or appearance of the wider Conservation Area.

It is also recommended that the Council consider an Article 4 Direction removing the following “permitted development” rights set out in Part 2 of Schedule 2 of the Town and Country Planning General Development Order 1995, as amended, from all residential properties within the Conservation Area:

- Class A - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Class B - The formation, laying out and construction of a means of access to a highway.

If such an Article 4 Direction were to be made the following policies would be possible.

Policy: The Council will resist all proposals for alterations to (including demolition of) boundary walls, gate piers, fences and gates that would be detrimental to the character or appearance of the Conservation Area.

# EDGERTON

## CONSERVATION AREA APPRAISAL

Policy: The Council will resist all proposals for the creation of new accesses to the highway that would be detrimental to the character or appearance of the Conservation Area.

### 13.8 Hedges

Many of the properties in the Conservation Area have hedges along their boundaries and these are an important feature of the area, contributing to its character and appearance. Those along front boundaries are very important within the street scene, helping to delineate the public and private spaces.

Policy: The Council will discourage the removal of hedges that contribute to the character or appearance of the Conservation Area.

In addition to their responsibility for the preservation of conservation areas, local planning authorities are also required to propose policies and actions that will lead to enhancement. This can be achieved through both the development control process and by proposing specific actions.

### 13.9 Development Opportunities

Within the Conservation Area all proposals for development opportunities to enhance the character and appearance of the designated area. It is therefore important for full details (including detailed plans, sections, elevations and landscape proposals) to be available as part of a planning application.

Policy: The Council will not consider an application for planning permission for development within the Conservation Area unless it includes full details of the proposal.

Policy: The Council will expect any proposal for a development within the Conservation Area to be supported by a Design & Access Statement which should include a full analysis of the surrounding area. Proposals should respond to the surrounding development in terms of scale, height, massing, alignment and materials. All proposals should enhance the character and appearance of the Conservation Area.



# EDGERTON

## CONSERVATION AREA APPRAISAL

### **13.10 Gate piers, Boundary walls and outbuildings**

Gate piers, boundary walls and ancillary structures such as outbuildings are important features of the Conservation Area and in a number of instances they have been altered, or have altered or even lost. Therefore every opportunity should be made to restore walls and/or hedges to property boundaries. It is recommended that the Council produce a design guide for boundary walls and fences in the Conservation Area. We recommend that the following policy is included in the LDF.

Policy: The Council will encourage the retention or reinstatement of gate piers, boundary walls and outbuildings

### **13.11 Reinstatement of features**

Many of the buildings within the Conservation Area have lost their original doors, windows and other features. As a result their character has been eroded, together with that of the wider area. As proposals come forward for alterations and extensions to these buildings there may be an opportunity to encourage the reinstatement of such features. We recommend that the following policy is included in the LDF.

Policy: The Council will encourage the reinstatement of doors, windows and other features to reflect their original pattern and materials.

In order to encourage the reinstatement or repair of original features, it is recommended that the Council consider sources of financial support for works to reinstate or repair original features.

### **13.12 Public Realm**

Most of the historic floorscape within the designated area has been lost. As a result it is important that where original stone flags, setts, or kerbs exist that these are retained and not replaced or repaired with modern materials when any work is undertaken by highway or statutory authorities.

Recommendation: It is therefore recommended that the Council prepare design guidance on this subject .

# EDGERTON

## CONSERVATION AREA APPRAISAL

Consideration could be given to the enhancement of the public realm along principal roads, by re-surfacing the pavements using either the historic floorscape materials or sensitive modern equivalents.

### **13.13 Commercial Signage**

Within the designated area there is a particular issue regarding the size and type of signage employed by the commercial users within the area. Most of the commercial signage sits in prominent positions facing the highway and therefore has a negative impact on the character and appearance of the Conservation Area.

Recommendation; It is therefore recommended that the Council prepare signage design guidance to advise on the style and size of signage that is appropriate for this area.

### **13.14 Solar Panels/Photo Voltaic Cells**

In view of the imminent threat from home owners inserting energy saving features on the roof or elevations of buildings within the Conservation Area it is considered appropriate for the Council to provide guidance to home owners on how these features could be inserted without creating a negative impact within the designated area

Recommendation; It is therefore recommended that the Council prepare solar panel/Photo voltaic cell design guidance to advise on the style and size that is appropriate for the Conservation Area.

# EDGERTON

## CONSERVATION AREA APPRAISAL

### **APPENDIX A MAPS**

Map 1 Context map

Map 2 Proposed Conservation Area Boundary

Map 3 1854 Ordnance Survey map

Map 4 1893 Ordnance Survey map

Map 5 1907 Ordnance Survey map

Map 6 1922 Ordnance Survey map

Map 7 1931 Ordnance Survey map

Map 8 Historic development

Map 9 Figure ground plan

Map 10 Use plan

Map 11 Spaces and views

Map 12 Listed buildings & buildings that make a positive

Contribution

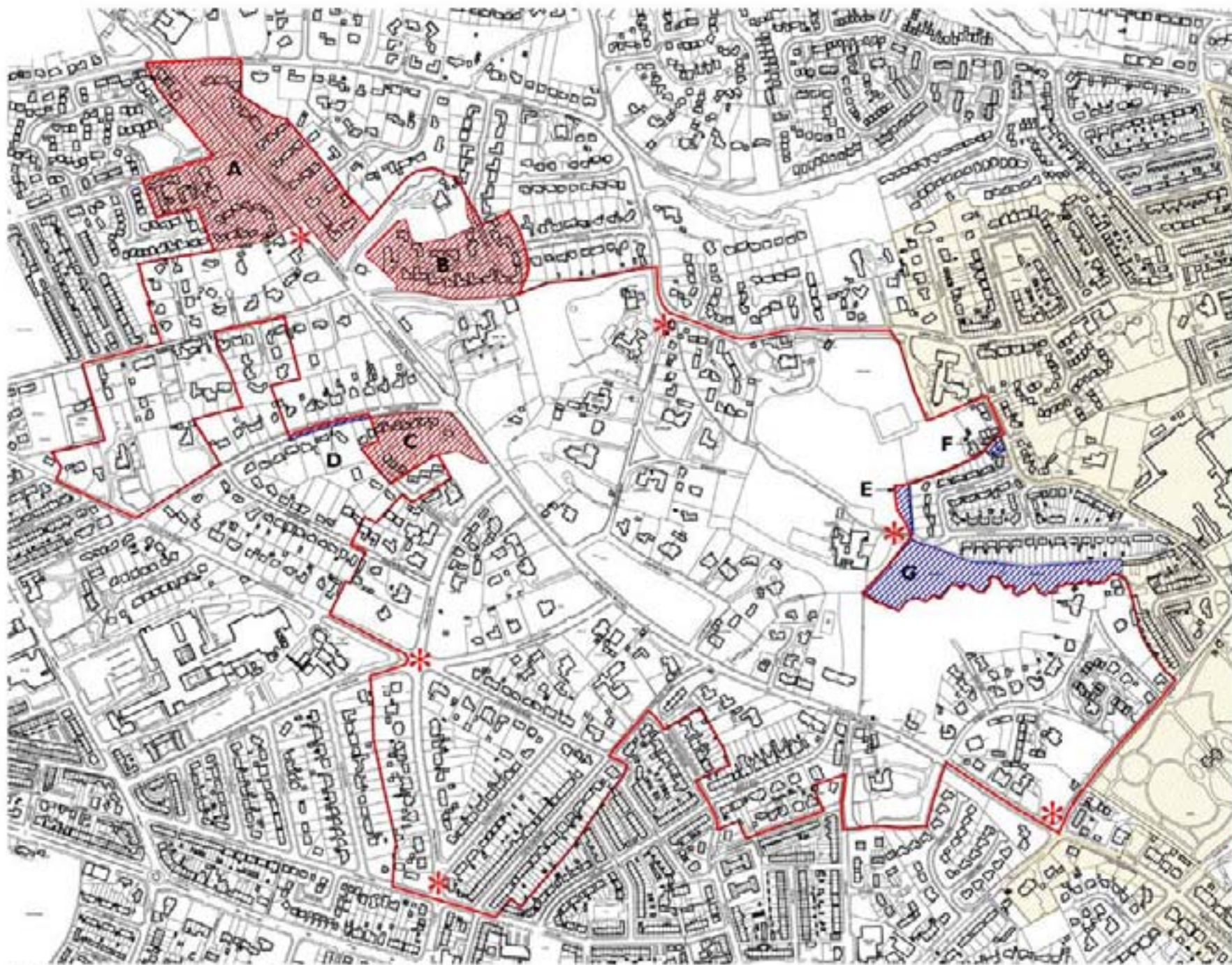
Map 13 Negative and neutral factors

Map 14 Character areas

# EDGERTON

CONSERVATION AREA APPRAISAL

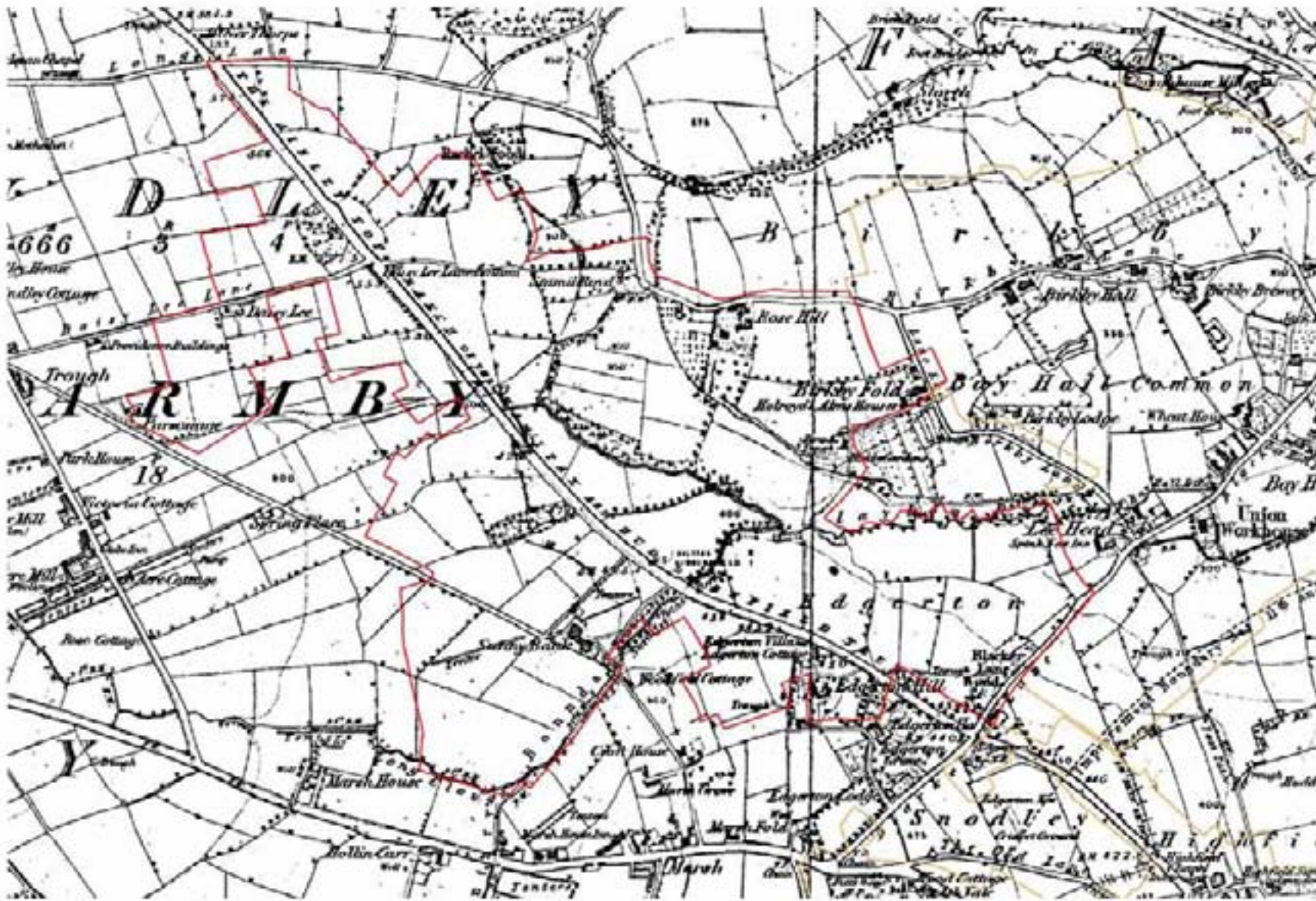




- Edge of Conservation Area Boundary
- Other Conservation Area
- Areas to be omitted
- Areas to be included
- \* Key gateway

**Map 2**  
Proposed Conservation Area Boundary

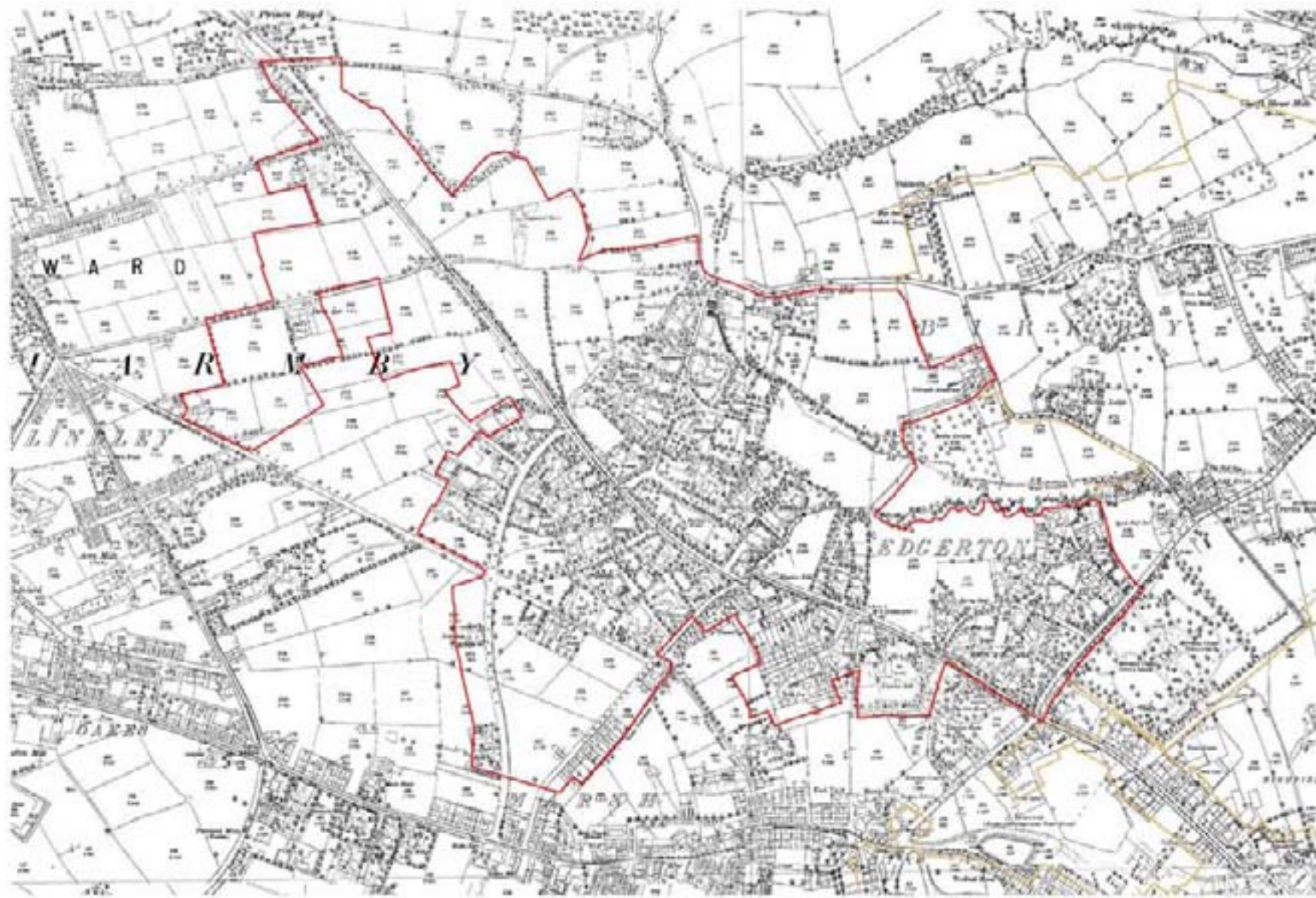
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of the Patent Office. © Crown Copyright. Material is reproduced by Ordnance Survey on the basis that the user agrees to indemnify Ordnance Survey from all copyright and other claims in respect of any use of the material. Ordnance Survey does not warrant the accuracy of the data.



- Edgerton Conservation Area Boundary
- Other Conservation Area Boundary

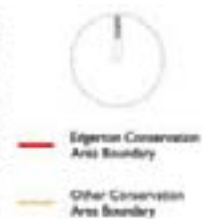
**Map 3**  
1851 Ordnance Survey Map

Some of the buildings shown on this map are now in ruins. The map is a reproduction of the original map and is not a photograph. The map is a reproduction of the original map and is not a photograph. The map is a reproduction of the original map and is not a photograph.



**Map 4**  
1893 Ordnance Survey Map

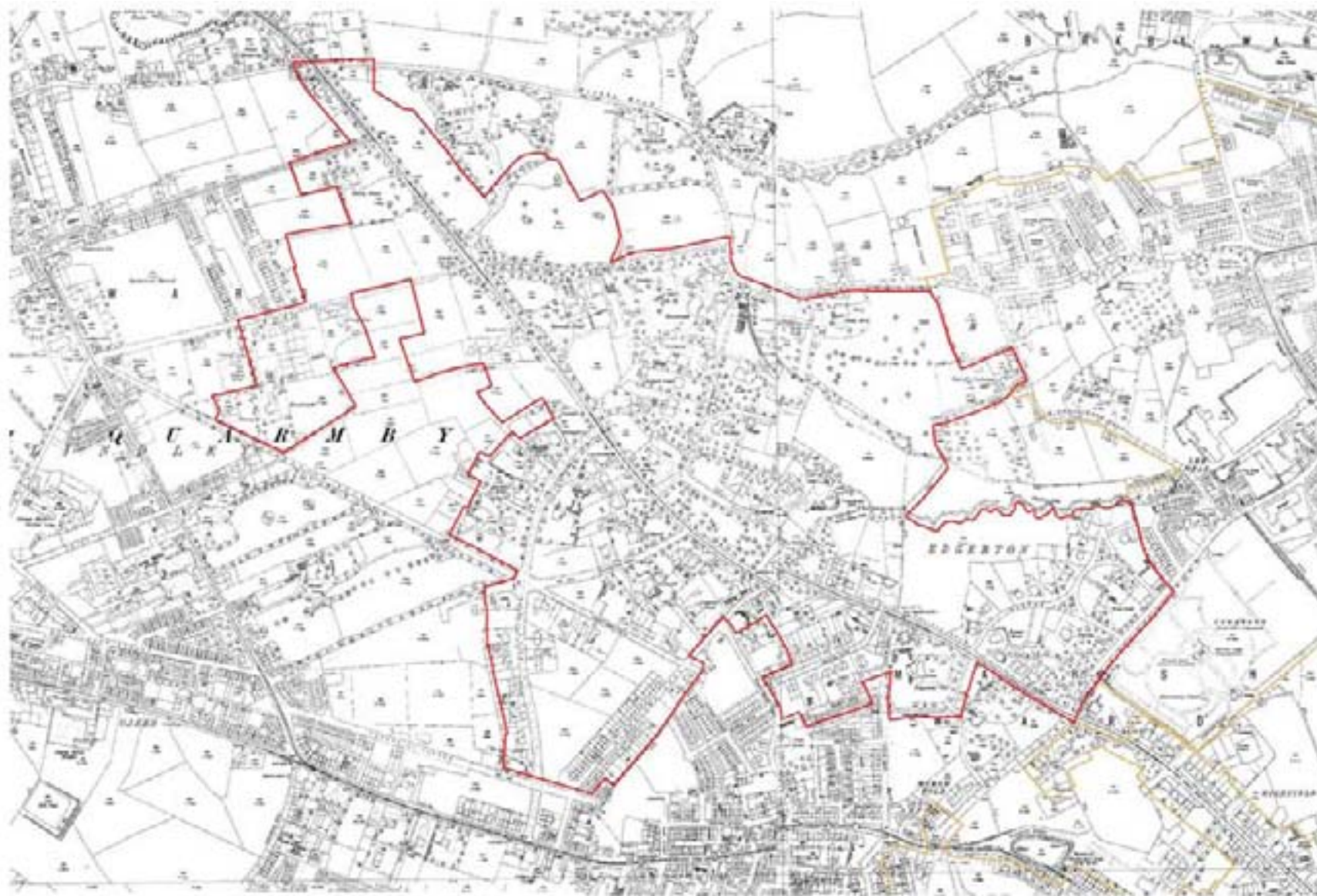
This map is reproduced from Ordnance Survey maps with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Ordnance Survey maps are protected by copyright. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey.



**Map 5**  
1907 Ordnance Survey Map

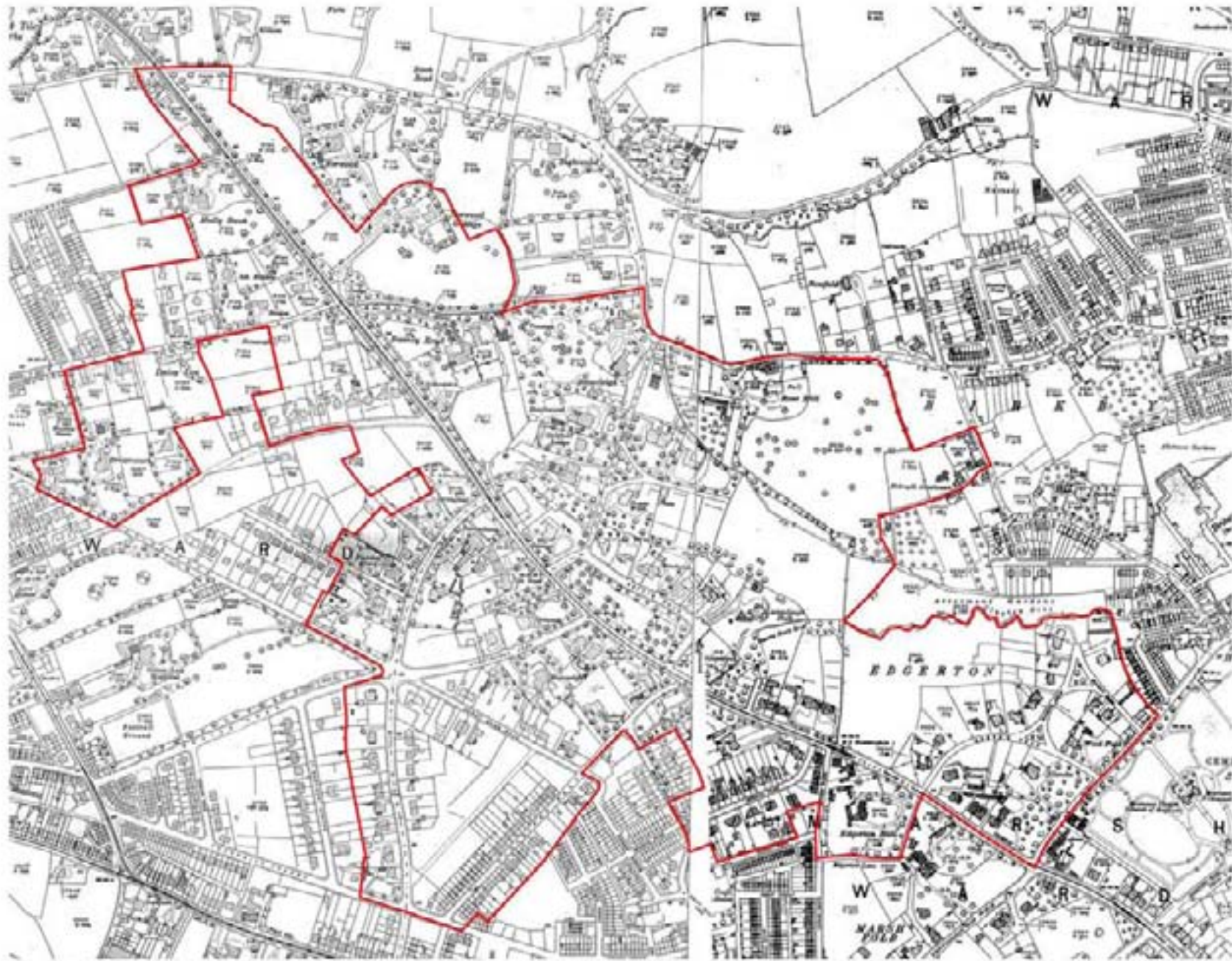
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Ordnance Survey. Ordnance Survey, Ordnance Survey and the Ordnance Survey logo are registered trademarks of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey.





**Map 6**  
1922 Ordnance Survey  
Map

This map is reproduced from Ordnance Survey records with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Information published on this page is for general information only. Ordnance Survey, 2000. For further copies see back.



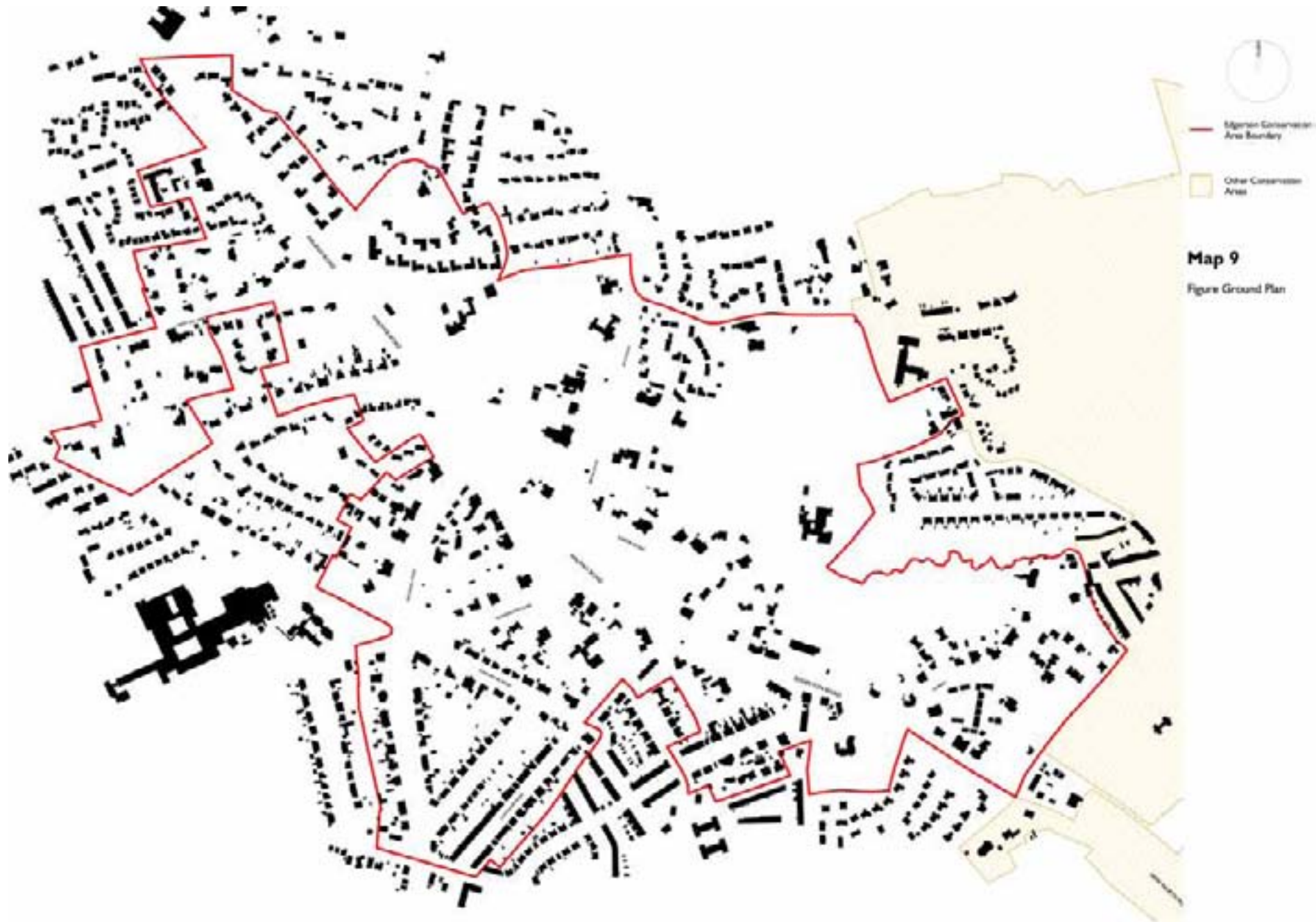
Edgerton Conservation Area Boundary

### Map 7

1931 Ordnance Survey Map

This map is reproduced from Ordnance Survey data with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright and database right. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Ordnance Survey. Licence Number: 100049332. All other rights reserved.

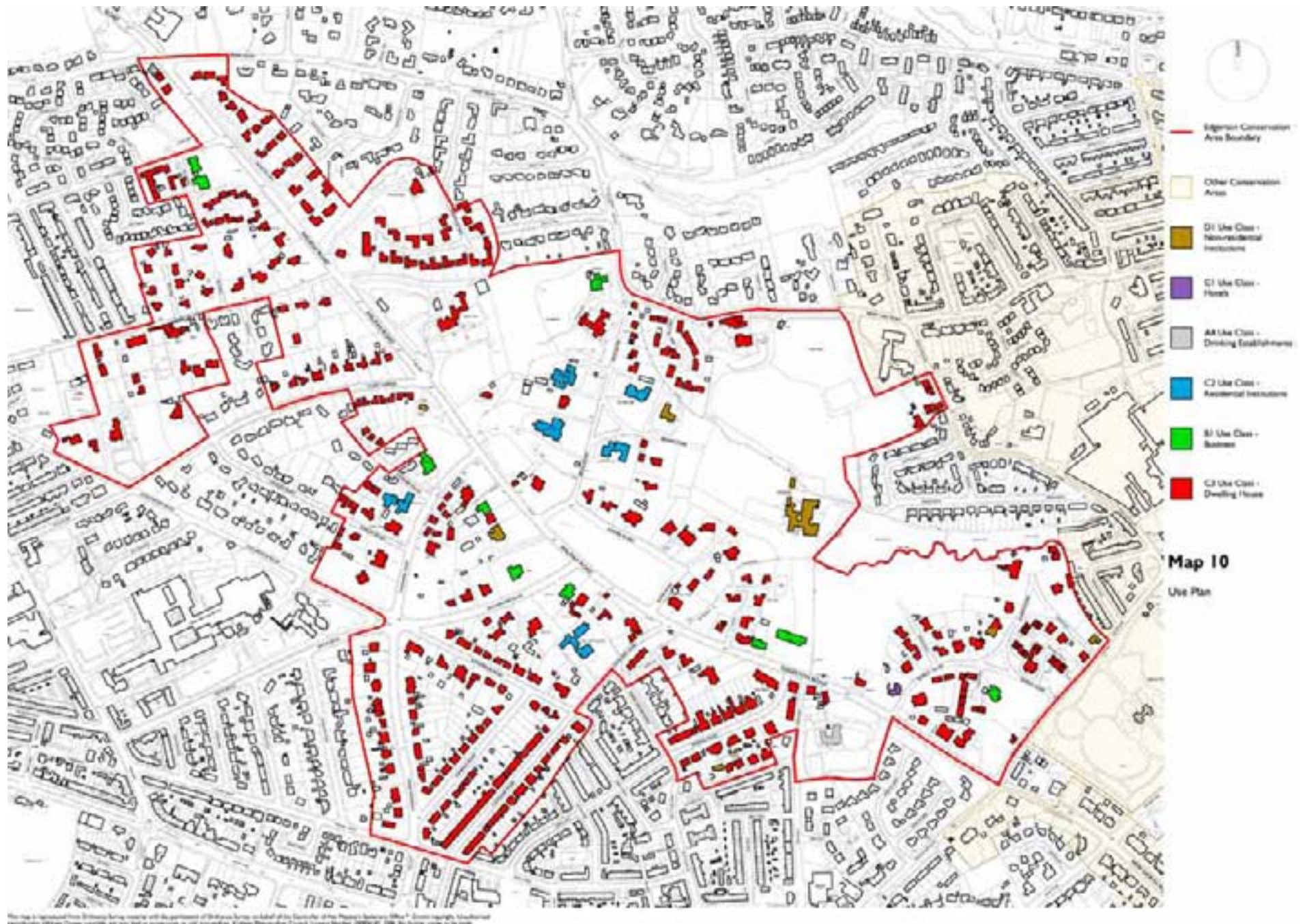


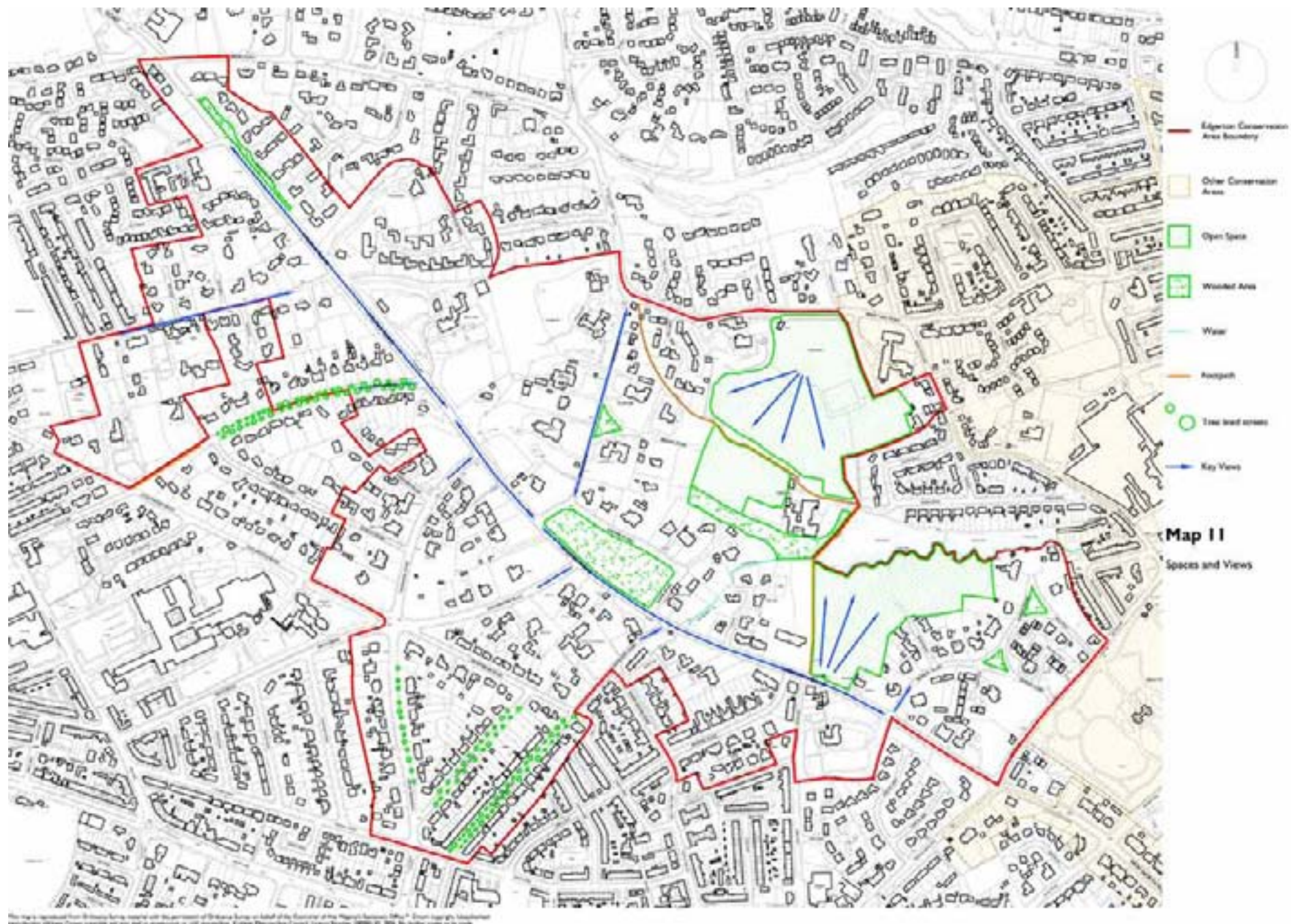


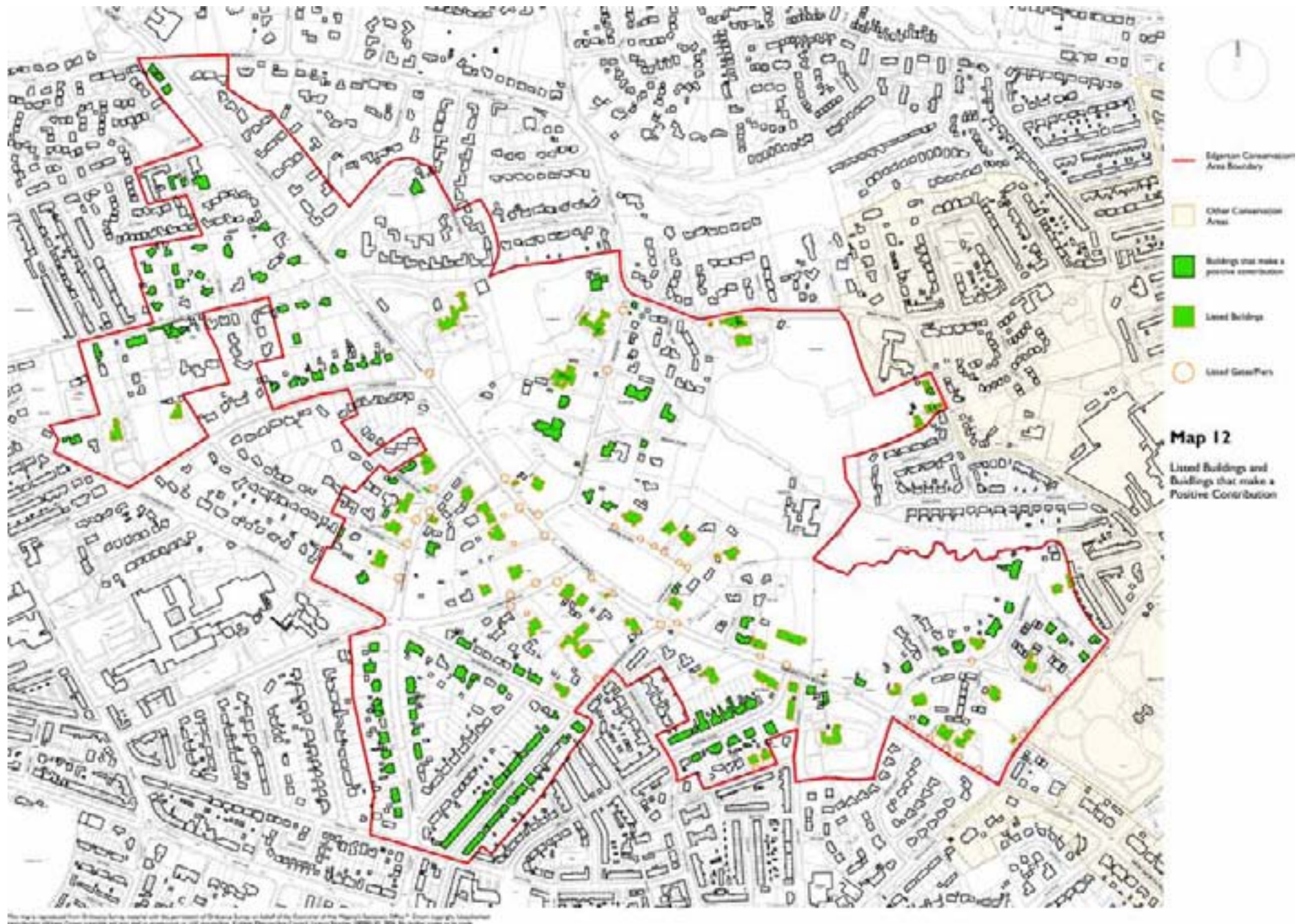
**Map 9**

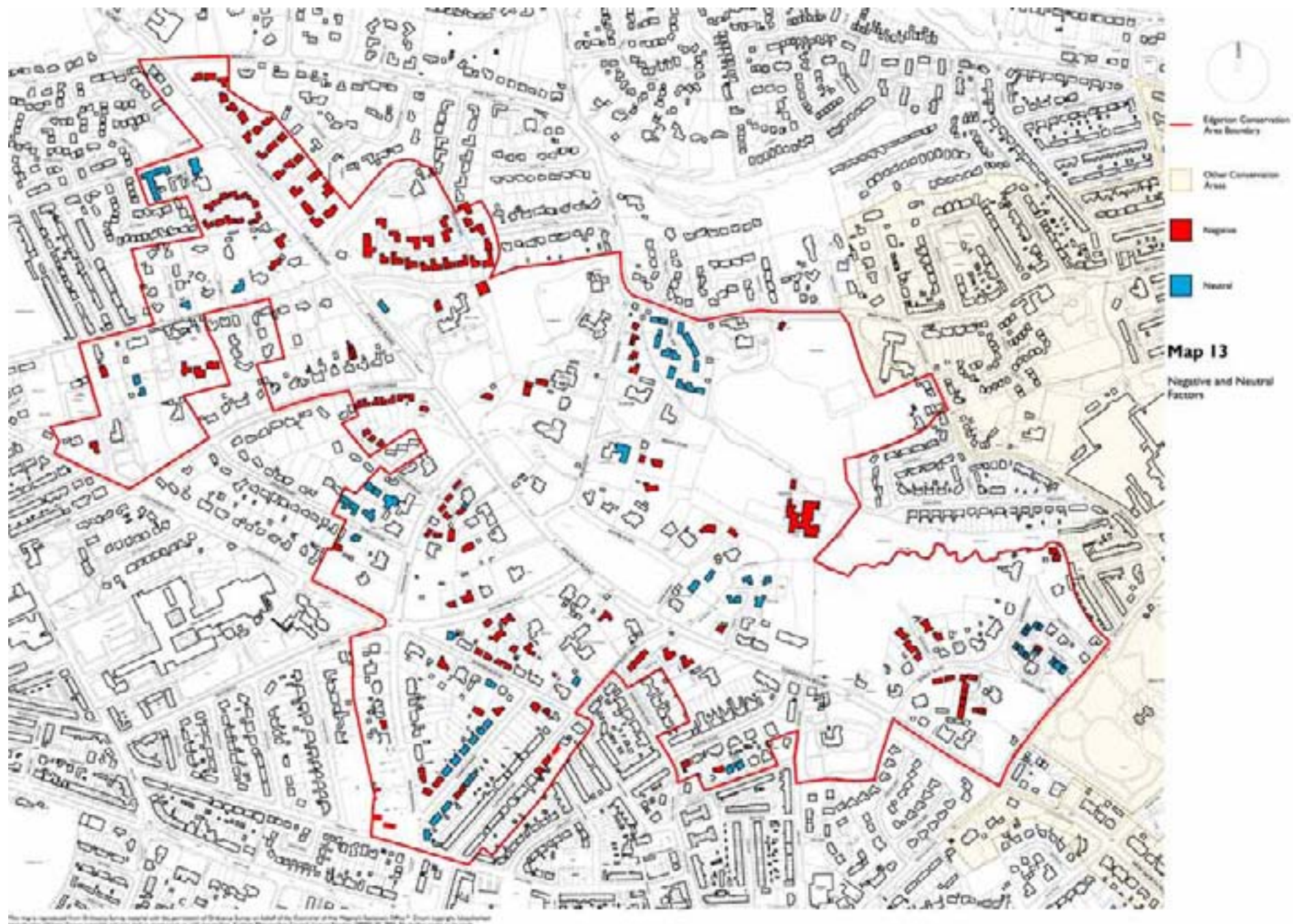
Figure Ground Plan

The map is reproduced from a previous issue with permission of the Singapore Urban Redevelopment Authority (URA). It is a reproduction of a map published by the URA. It is not intended to be used for any other purpose.

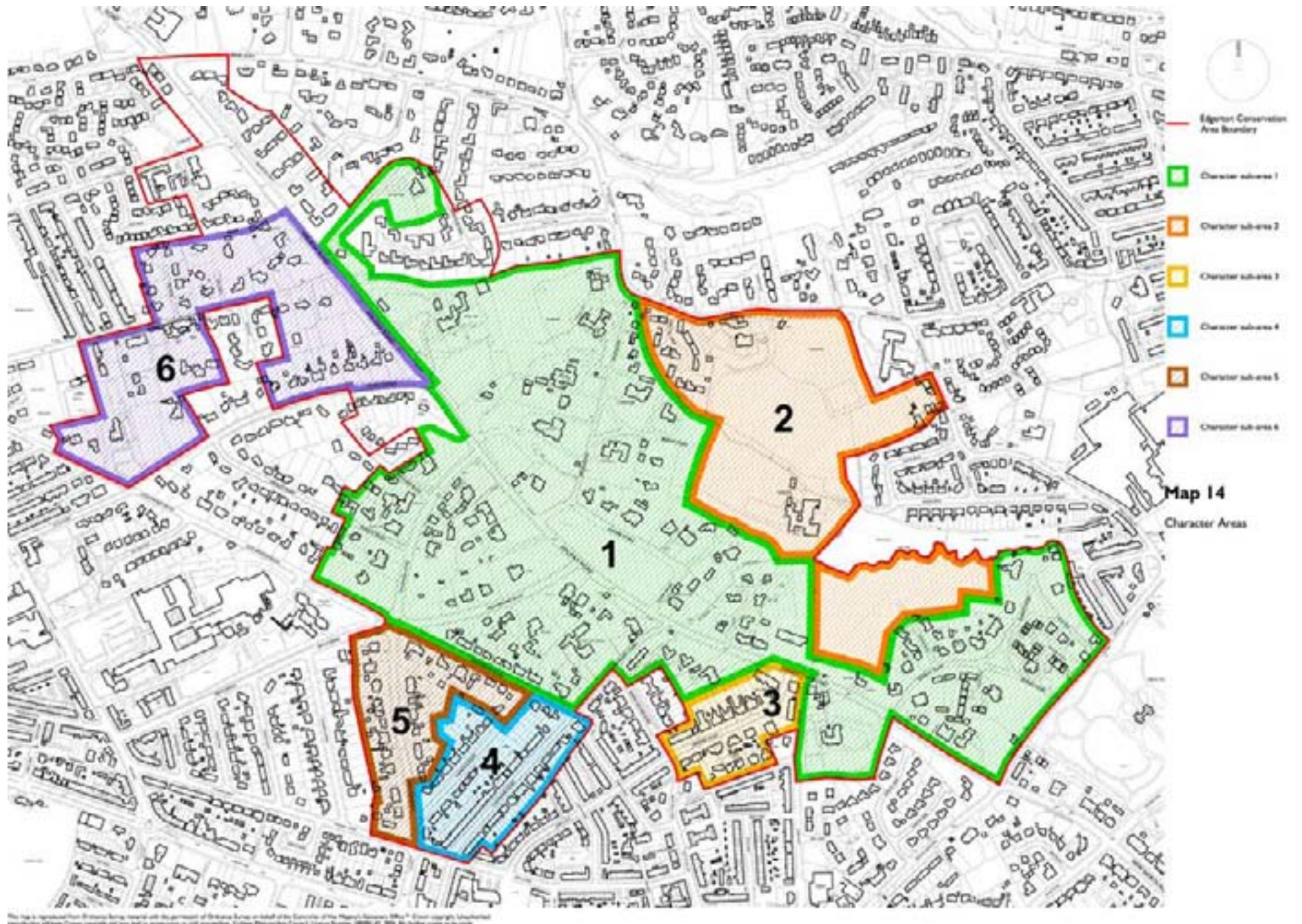












### APPENDIX B LISTED BUILDING DESCRIPTIONS

**1 Birkby Fold, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. One range of 3-light stone mullioned windows.

**2 Birkby Fold, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. One range of 3-light stone mullioned windows. Door with 4 moulded panels.

**3 Birkby Fold, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. 2 contemporary sashes on 1st floor and one contemporary tripartite sash on ground floor. Planked door.

**4 Birkby Fold, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. One 2-light and one 3-light stone mullioned window on 1st floor. One 4-light stone mullioned window on ground floor. Planked door.

**5 Birkby Fold, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roofs. 2 storeys. One 3-light stone mullioned window with glazing bars on 1st floor. One 2-light stone mullioned window with glazing bars on ground floor. Planked door.

**6 Birkby Fold, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roofs. 2 storeys. One range of 3-light stone mullioned sashes with glazing bars. Door with 6 sash porch. Inscription in late C19 or early C20 lettering "Holroyds Almshouses 1830". The cottages look slightly earlier than 1830, in which case this may be the date of their acquisition for almshouses.

**7 Birkby Fold, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roofs. 2 Storeys. One range of 3-light stone mullioned sashes with glazing bars. Door with 2 sunk panels.

**8 Birkby Fold, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. One range of 3-light stone mullioned sashes with glazing bars. Door with 2 sunk panels.

**9 Birkby Fold, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. One casement and one 2-light stone mullioned window on 1st floor. One 2-light stone mullioned window on ground floor.

#### **Rose Hill, Birkby Hall Road, Birkby** (Grade II\*)

Late C19, included on account of some east rooms which were redecorated by the Manchester architects Edgar Wood and J Henry Sellers in 1909. Of this all that is visible externally is on east front. Long canted bay, parapetted, with idiosyncratic moulded pattern. Flush mullions and transoms of square section, with slightly raised fillet in typical Wood/Sellers shape all round. Other ground floor window on east front also mullioned and transomed, has this same shaped fillet.

Interior. Most of the rooms have very elaborate late C19 Jacobethan joinery. The Wood/Sellers rooms are in the north-east and south-east corners. Northeast room has diagonally panelled plaster ceiling of a very unusual design, and walnut wainscoting inlaid with other woods: very high quality, especially over chimney-piece, which has an unusual geometrically patterned cornice. Fireplace of brilliantly coloured veined marble arranged in rectilinear patterns. Southeast room has panelled plaster ceiling of rectilinear design: corner cupboards in 4 corners, each with a semi-circular recess over, necessitating the top of each cupboard

# EDGERTON

## CONSERVATION AREA APPRAISAL

to end in a segmental dip. Low lobby between the 2 rooms, wainscotted with plaster domical vault above. Bedroom above has very fine joinery: oak cupboards inlaid with walnut and sycamore in rectilinear patterns. Pink marble fireplace.

The joinery (executed by Taylor and Hobson of Huddersfield), together with the furniture (which still remains in situ), the marble chimneypieces and plaster ceilings, combine to make these interiors among the most adventurous in Europe for their date. They compare well with the Kärtner Bar in Vienna (Loos: 1907), or the Palais Stoclet in Brussels (Hoffmann: 1905).

**Stables at Rose Hill, Birkby Hall Road, Birkby** (Grade II) C18 or early C19. Rendered. Pitched stone slate roof. Coped gables. 2 storeys. Irregular plan, but side facing Rose Hill follows Palladian church front formula, with 2 flanking wings, each of one window: window to east is contemporary and retains hoodmould, but west one is a modern neo-Georgian bay: centre has 2 windows flanking doors, with continuous hoodmould, and 2 semi-circular windows with square hoodmoulds on 1st floor: clock in gable. Road side has irregular fenestration which includes two 3-light stone mullioned sashes with glazing bars, all with hoodmoulds. Door with 6 fielded panels.

**75 Birkby Lodge Road** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. Stone brackets to gutter. Two 2 light stone mullioned windows (one with mullions removed) on 1st floor. One 3-light stone mullioned window on ground floor.

**79 Birkby Lodge Road, Birkby** (Grade II) C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. South front has one 2-light stone mullioned window on 1st floor. East front has 2 three-light stone mullioned windows (one completely blocked, one with one-light

blocked) and one 2-light stone mullioned window on 1st floor. One 3-light stone mullioned window (one mullion removed) on ground floor.

**83 Birkby Lodge Road, Birkby** (Grade II) C18 or early C19. Rendered. Pitched stone slate roof. 2 storeys. Stone brackets to gutter. 2 ranges of 3-light stone mullioned windows.

### **Beechwood, Bryan Road, Edgerton** (Grade II)

Mid C19. Ashlar. Hipped slate roof. 2 storeys. Fluted stone brackets to moulded eaves cornice. Blocking course. Continuous 1st floor sill. Angle pilasters. 5 ranges of sashes with moulded and shouldered surrounds; moulded cornices on ground floor. Ionic porch with sculpted festoons of fruit hanging from capitals; entablature with pulvinated frieze, dentilled cornice and blocking course; cast iron railings with double-curved profile. Panelled door with semicircular fanlight, moulded voussoirs, moulded imposts and vermiculated keystone.

Gatepiers, Beechwood, Bryan Road, Edgerton (Grade II) Mid C19. Ashlar. Panelled. Moulded caps.

Gate, Beechwood, Bryan Road, Edgerton (Grade II) Mid C19. Cast iron overthrow of double-curved shape and vaguely foliate derivation. Contemporary lamp.

### **Stoneleigh, Bryan Road, Edgerton** (Grade II)

Mid C19. Hammer-dressed stone. Pitched tile roof. Elaborately shaped gables. 2 storeys and attics. Picturesque plan. Mullioned and transomed windows, most with pointed relieving arches which have continuous moulded imposts. Steep 2-centred arched door in long gabled porch with moulded 2-centred arch: sides have arcades of 3 moulded 2-centred

# EDGERTON

## CONSERVATION AREA APPRAISAL

arches on short columns with elaborate foliate capitals. 3-storey tower also with shaped gables on each side, and pyramidal tile roof. Stacks with crocketed cornice and caps with geometrical ashlar ornament. Hipped roofed conservatory to rear. Some time before 1891 the Manchester architect George Faulkner Armitage (1849-1937) was commissioned to add on a billiard room for Henry Martin, with internal joinery of such high quality that it was accorded a double page illustration in *The British Architect* of February 1891. G F Armitage had presumably established a reputation in Huddersfield with his art furniture and interior decoration shown at the 1883 Huddersfield Exhibition, and illustrated in *The Cabinet Maker and Art Furnisher* of 1st September 1883. The billiard room has apparently been altered, but there is much elaborate late C19 joinery inside, which may be by Armitage.

**Ellerslie, 200 Blacker Road, Edgerton** (Grade II) Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. 2 storeys and attics. Various coped gables on kneelers. Entrance front has gable on left, 3-storey tower in centre, and one further bay to right. Left hand part has 2-storey canted bay with sashes, foliate impost bands, carved panels between storeys, moulded cornices and hipped stone roof: 2-light sash in gable ends, with colonnette with foliate capital. Porch in centre, with moulded gable coping, gabled finials taken on aedicules with pink granite colonnettes corbelled out at corners, moulded 2-centred arch with 2 orders of pink granite. Colonnettes and stylised foliage impost band. 1st floor has 2-light sash with colonnette with foliate capital. Single light sash on 2nd floor. Deeply moulded bracketed cornice. Right hand part has 2 French casements on ground floor and tripartite sash on 1st floor, with frame corbelled out, surmounted by moulded cornice, with stylised foliage impost band, colonnette and foliate capital. North front also has 3 bays of which the left hand one repeats the left hand one in main front: right hand has oblong bay of 5 lights on ground floor, 3 on 1st floor, moulded cornices above both, colonnettes with foliate capitals, and

panels of elaborate foliate and figurative carving: gable with third panel above. All windows have hoodmoulds, most of which break upwards in centre.

**Gatepiers, Ellerslie, 200 Blacker Road, Edgerton** (Grade II) Mid C19. Ashlar. Square in plan at base, becoming octagonal. Cardinal sides gabled. Pyramidal top.

**202 Blacker Road, Edgerton** (Grade II) Mid C19. Hammer-dressed stone. Pitched slate roof. 2 storeys. Coped gables. One canted bay on ground floor: moulded cornice and blocking course. Paired sash above, colonnette with foliate capital. One range of sashes on right, 1st floor with gabled dormer over, coping on kneelers: 2-centred arch on colonnettes with stylised foliage capitals.

**Oakcrest Nursing Home, Cleveland Road, Edgerton** (Grade II) Mid C19. Hammer-dressed stone. Ashlar dressings. Hipped slate roof. 2 storeys. Modillion eaves cornice. Parapet, rising to a heavily sculpted pediment shape in centre. String. Rusticated quoins. Two 2-storey canted bays, with sashes, Tuscan piers and entablatures at both floor levels and sculpted panels in between. 3-panelled door with semi-circular fanlight, moulded voussoirs and imposts, vermiculated keystone and sunk panels, in Doric porch with full entablature: metopes have sculpted Anglo-Saxon or Mediaeval style heads nearly in the round: ornamental cresting above blocking course. French casement above porch, in moulded surround, with moulded cornice on tall gadrooned consoles.

**Gatepiers, Oakcrest Nursing Home, Cleveland Road Edgerton** (Grade II) Mid C19. Ashlar. Sculpted panels. Crocketed frieze, moulded cornice. Remains of torchere on one.

# EDGERTON

## CONSERVATION AREA APPRAISAL

**4 & 6 Cleveland Road, Edgerton** (Grade II) Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice. Blocking course. Band. 7 ranges of sashes. 2 doors with fielded panels, panelled pilasters, rounders to capitals, cornice.

**Mount Edgerton, 1 & 2 Edgerton Road, Edgerton** (Grade II) Mid C19 terrace. Ashlar. Hipped stone slate roof. 2 storeys. Moulded eaves cornice. Blocking course, which is pediment-shaped over central 2 bays and has sculpted wreath. 7 ranges of sashes: ground floor ones with moulded surrounds and pediment-shaped blocking courses (2 tripartite, 3 bipartite). 2 porches on Ionic columns, with full entablatures and blocking courses. One storey extension to east, with one sash with moulded surround.

**Grannum Lodge, 6 & 6A Edgerton Road, Edgerton** (Grade II) Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched tile roof. 2 storeys and attics. Stone brackets to eaves. 1st floor string. Centre of composition is a 3-storey tower with machicolated and modillioned eaves cornice. String. Ground floor has door with 6 moulded panels and stilted pointed arch on colonnettes with crocketed capitals. Gabled portal with chamfered 2-centred arch on columns with crocketed capitals. 1st floor oriel with mullion and transom window, each light with cusped plate tracery, stained glass and glazing bars in geometrical patterns: hipped stone roof. 2nd floor has 3-light window with cusped lights, colonnettes and hoodmould. At north end is a semi-octagonal, hipped roofed projection with 2-light stone mullioned windows, lights on ground floor separated by colonnettes with crocketed capitals. Between this and tower is one range of 2-light stone mullioned windows. To south of tower is one 2-light stone mullioned window on 1st floor, 2 tripartite sashes on ground floor, each pair separated by colonnette with crocketed capital, and each pair crowned by 2centred relieving arch and hoodmould, tympana with blind traceried panelling. Attic dormers with tile-hung cheeks, pitched tiled

roof, wooden finials, and trefoil-headed sashes. Flight of 14 steps up to door of No 6, flanked by parapets with chamfered coping.

**Gate piers, 6 & 6a Edgerton Road, Edgerton** (Grade II) Mid C19. Ashlar. Panelled, with blind tracery. Pyramidal caps.

**Ukrainian Club, 7 Edgerton Road, Edgerton** (Grade II) Mid C19. Ashlar. Hipped stone slate roof. 2 storeys. Moulded eaves cornice. Blocking course. South elevation has 3 ranges of sashes. Porch with full entablature: double doors with semi-circular fanlight flanked by Ionic columns with open triangular pediment: sides have one round-headed sash each, with moulded impost, voussoirs and keystones. Hammer-dressed extension of 2 window ranges to west. East front has broad semi-circular bay with 3 ranges of sashes, flanked by one range to south and 3 to north.

**8 Edgerton Road, Edgerton** (Grade II)Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched tile roof. Crow-stepped gables on moulded kneelers. Stone brackets to eaves. Central (gabled) bay breaks forward slightly and has door with 6 moulded panels and stilted pointed arch on colonnettes with foliate capitals. 1st floor has a 3-light mullioned and transomed oriel, each light with cusped plate tracery, hipped stone roof. 2nd floor has sash with trefoiled relieving arch over. To west of this is one 2-light stone mullioned window on 1st floor. On ground floor are 2 tripartite sashes, each pair separated by colonnette with crocketed capital, and both crowned by parapet with blind trefoil motif. To east of it is a blind cusped pointed arcade of 3 arches (with modern sash in centre one) on 1st floor, and on ground floor, tripartite sash with colonnette with crocketed capital, and pointed relieving arch with hoodmould and blind tracery in tympanum. Garden front has one gable: canted ground floor bay with parapet: tripartite sash on 1st floor, colonnette with crocketed capital and pointed cusped relieving arches with hoodmoulds: 2nd

# EDGERTON

## CONSERVATION AREA APPRAISAL

floor has sash with trefoiled relieving arch. One range of 2-light stone mullioned windows to north.

**Gatepiers, 8 Edgerton Road, Edgerton** (Grade II) Mid C19. Ashlar. Panelled, with blind tracery. Pyramidal caps.

### **10 & 12 Edgerton Road, Edgerton** (Grade II)

Mid C19. Ashlar. 2 storeys. Moulded and modillioned eaves cornice. Balustraded parapet with urn finials. Rusticated quoins. 5 ranges of sashes, end ones breaking forward slightly. 2 storeys. Canted bays at either end, with panelled Tuscan piers and brackets to dentilled entablatures on ground floor, moulded window surrounds on 1st floor. 3 central 1st floor windows have mounted surrounds. 2 doors with 4 moulded panels and segment-headed fanlights in horizontally rusticated concave-chamfered surrounds with elaborate keystones: framed by panelled pilasters taking scrolled consoles to triangular dentilled pediment. Central tripartite ground floor sash, with panelled pilasters taking scrolled consoles to dentilled cornice.

**Gatepiers, 10 & 12 Edgerton Road, Edgerton** (Grade II) Mid C19. 2 pairs of gatepiers linked by dwarf wall with moulded ashlar coping. Ashlar piers: panelled with swags of fruit and flowers in relief. Segmental pediments on each face, with elaborate carving in the tympana. Urns.

**Bremen House, 16 Edgerton Road, Edgerton** (Grade II) 1868. Ashlar. Hipped slate roof. 2 storeys. Deeply moulded and bracketed eaves cornice. Moulded string. Moulded impost band on ground floor. Moulded sill band on 1st floor. 3 ranges of sashes, round-arched with moulded voussoirs and foliate imposts on ground floor, segment-headed with foliate swags at sides on 2nd floor. In the right hand bay the sashes are paired and divided by pink granite columns with foliate capitals.

Centre bay breaks forward and rises into a 3-storey tower. Door with 6 elaborately moulded panels, semi-circular fanlight, keystone, moulded voussoirs, pink granite columns with foliate capitals and foliage carving of high quality in impost bands, spandrels and panels either side of door. 3rd storey of tower has angle pilasters taking full entablature, and 2 round-arched windows per side, with moulded voussoirs, imposts and keystone.

**Gatepiers, 16 Edgerton Road, Edgerton** (Grade II) Mid C19. Ashlar. Chamfered. Ogee caps. Urn finials. Panels with carved swags of fruit and flowers in relief. Dwarf wall (ashlar) links them to 3rd plain pier on right, with very elaborate cast iron torchere.

**17 Edgerton Road, Edgerton** (Grade II) Mid C19. Rock-faced stone. Pitched slate roof. 2 storeys. Crenellated parapet. 2 ranges of 2-light stone mullioned windows, with chamfered mullions, and hood moulds. Door with pointed arched fanlight, moulded gable over.

**18-20 Edgerton Road, Edgerton** (Grade II) Mid C19. Hammer-dressed stone. Ashlar dressings. Hipped slate roof. 2 storeys. Modillioned eaves cornice. Blocking course. Horizontally rusticated angle pilasters. Symmetrical composition around one bay, which has one tripartite sash with moulded surround on 1st floor and one-storey projection with moulded sash and pediment on moulded cornice. Other bays have segmentally-bowed fronts, and windows with moulded surrounds tapering upwards, aprons ornamented with circles in relief and with dentil. The 2 bays flanking centre break forward slightly and have 2 window ranges each. The next 2 break forward a long way and have 3 windows each: one door each on ground floor with Tuscan pilasters, full entablature, and pendant finials under either end of cornices: tripartite windows above. Outer bays break back and have 2 window ranges each. Garden front has 6 segmental bays of 2 window ranges each, separated by very

# EDGERTON

## CONSERVATION AREA APPRAISAL

narrow bays of one window range each, except in centre where there is a broad bay with one tripartite window crowned by pediment.

**Gatepiers, 18-20 Edgerton road, Edgerton** (Grade II) Mid C19. Ashlar. Deeply projecting moulded eaves cornice. Semi-circular headed acroteria incised with unusual geometric ornament. 2 more identical piers at each boundary wall. Dwarf walls with chamfered coping.

### **19 & 21 Edgerton Road, Edgerton** (Grade II)

Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched fishscale slate roof. 2 storeys and attics. 4 window ranges, outer 2 breaking forward and crowned by bargeboarded gables; ground floor canted bays with chamfered sashes, moulded cornices and crenellated parapets; one chamfered sash with hoodmould on each 1st floor, and small chamfered sash in gable ends. Inner 2 bays break forward slightly and are crowned by coped gables on cut kneelers: stone finials: one range each of chamfered mullion-and-transom crosses with hoodmoulds.

**24 Edgerton Road, Edgerton** (Grade II) Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. Coped gable ends. 2 storeys. Moulded eaves cornice. Blocking course. Rusticated quoins. 3 ranges of sashes. One ground floor canted bay with moulded cornice and blocking course. Door with 2 Tuscan pilasters, full entablature and blocking course.

**Gatepiers, 24 Edgerton Road, Edgerton** (Grade II) Mid C19. Ashlar. Panelled. Moulded cornices.

**Bus Shelter, Edgerton Road, Edgerton** (Grade II) Late C19. Timber-framed and planked. Pyramidal slate roof, sprocketed, with 2 terracotta finials, and flat topped louvres. Console-shaped brackets to eaves.

Moulded panels up to dado height. Above this depressed arched openings with moulded spandrels and keyblocks, each with tiny pediment. Entrance has shaped lintel and pedimented gable just above eaves level, taken on extra large consoles.

**Banney Royd, Halifax Road, Huddersfield** (Grade I) Architect: Edgar Wood. Hammer-dressed stone, except for ashlar porch. Pitched stone slate roof. 2 storeys. Irregular plan. Coped gables some with art nouveau detailing. Flat-topped canted bays. Mullioned and transomed windows, some mullions of square, and some of chamfered section. Tall plain stacks, some placed diagonally. One ornamented lintel. One tapering buttress. Many rainwater-heads and downpipes with moulded art nouveau ornament and "WHA" monograms. The 2 most striking external features are as follows:- 1. Porch. Gabled, with carved art nouveau finial. Tapering diagonally-placed flanking buttresses with moulded cornices. 1st floor window with moulded art nouveau hoodmould. Round-arched door with carved foliage corbels to arch, exaggerated keystone with art nouveau foliage either side, very deep art nouveau hoodmould. Door itself very simple with 2 narrow glazed panels (some stained glass), and large brass art nouveau fingerplates. Complex groin vault inside porch, and similar round-arched doors with similar brass finger-plates. 2. Shallow canted projecting chimney breast with coped pitched gable, either side of which deeply overhanging eaves project; and on 2 sides there are ranges of 2-light stone mullioned windows. Interior: Wainscotted with simple oak panels, cornice about 5ft up, and tapering pilasters. Staircase has tall plain tapering newels with bands of art nouveau carved briar ornament near tops. Several upstairs rooms have plaster barrel vaults (including stairs), with bands or panel of art nouveau foliage ornament: one barrel-vaulted downstairs corridor with foliage tendrils crossing to form ribs. One upstairs room has canted bay, approached through arch, with 2 tapering wooden mullions with single applied ornament, duplicating the external mullions. Doors are framed by tapering pilasters of concave

# EDGERTON

## CONSERVATION AREA APPRAISAL

section and have tall narrow panels (some with small glazed panels) and art nouveau hinges, latches and finger plates.

Chief features, however, are the projecting ashlar chimney breasts, which taper upwards are flanked by tapering pilasters or buttresses and have moulded cornices, often with a wavy art nouveau pattern. The lintels and the heads of the buttresses are carved with figures and art nouveau foliage: lintel of hall fireplace has an undulating pattern. Exaggeratedly tall keystones with, in one room, an exaggeratedly deeply moulded "cornice", in another a relief figure inscribed "THE ANGEL OF THE RAINS". No keystone to hall, chimneypiece, but a relief figure bearing legend "EACH MANS CHIMNEY IS HIS GOLDEN MILESTONE". One fireplace is set back behind a broad round arch. Another behind a Venetian arch taken on tapering wooden columns with bands of art nouveau flora and fauna carved round top: very deeply moulded cornice. Steps and balustrades with unmoulded balusters, plain rails and ball finials on garden side.

The house was built for W H Armitage and was one of the outstanding private houses of its decade. It was particularly admired abroad and was given extensive coverage in Hermann Muthesius' "Das Englische Haus" (1904).

**Gatepiers, Banney Royd, Halifax Road, Edgerton** (Grade II) 1900-1. Hammer-dressed stone. Very simple. Tapering buttress. Ball finials. Quadrant flanking walls with chamfered coping.

**1 Halifax Road, Edgerton** (Grade II) Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. Various coped gables with cut kneelers and finials. 2 storeys and attics. Crenellated parapets. Raised quoins. 2, 3 and 4-light windows, with chamfered stone mullions and hoodmoulds, each light variously flat-headed, 2-centred and Caernarvon-arched: 2 ground floor windows have transoms. One storey projection by

front door, surmounted by balustrade pierced with inscribed quatrefoils: gargoyle at corner. Porch in antis, with moulded and cusped 2centred arch on clustered crocketed responds: hoodmould. Gabled attic dormers with fishscale slated cheeks, wooden finials, and trefoil ornament in gable end. Tower at west end: lower stage square in plan, upper stage octagonal: sashed lancets linked by hoodmoulds: crenellated parapet.

Much naturalistic carving (including rainwaterheads) of high quality.

**Wall, 1 Halifax Road** (Grade II) Mid C19. Rock-faced stone: crenellated parapet. Polygonal crenellated piers at ends, surmounted by very elaborate wrought iron torches.

**Archway, 1 Halifax Road** (Grade II) Mid C19. Hammer dressed stone. 4-centred chamfered archway. Crenellated parapet, with crenellated turrets at each end.

**Gatepiers, 1 Halifax Road** (Grade II) Mid C19. Ashlar. Very elaborate. Moulded plinths. Moulded and crenellated caps. Cast iron finials ornamented with mythological beasts and surmounted by hollow globes and crowns. Sunk panels with trefoiled heads and trilobe tracery.

**2 & 2A Halifax Road, Edgerton** (Grade II) Mid C19. Ashlar. Hipped stone slate roof. 2 storeys. Moulded and modillioned eaves cornice. Continuous 1st floor sill. 4 ranges of sashes in moulded and shouldered surrounds. Canted 2 storey bay with sashes at east end. Entrance at side: double doors with Tuscan pilasters, full entablature and blocking course. One sash over. 2 ranges of blind panels.



# EDGERTON

## CONSERVATION AREA APPRAISAL

### **Gatepiers, 2 Halifax Road, Edgerton (Grade II)**

Mid C19. Ashlar. Panelled. Pyramidal caps. Elaborate cast iron gates with foliage patterns.

**3 Halifax Road, Edgerton (Grade II)** Mid C19. Former lodge to Willow Bank. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. Coped gables on cut kneelers. One storey. One 2-light stone mullioned window on 1st floor and one 4-light stone mullioned window in canted bay on ground floor. Gabled porch: moulded coping with cut kneelers and finials.

**4A & 4B Halifax Road, Edgerton (Grade II)** Mid C19. Hammer-dressed stone. Ashlar dressings. Steep pitched slate roof. Coped gables on kneelers. 2 storeys and attics. Front has one gable breaking forward slightly at south end: this has canted bay with hipped slate roof on ground floor, one 4-light stone mullioned window on 1st floor, mullions chamfered, each light with ogee head. Gabled porch in centre: door with 2-centred head. 1st floor of next bay to north is corbelled out slightly and carried up to form an attic dormer: 2-centred arched window on 1st floor, with hoodmould, 2 lights and tracery circle: attic has 2-light window with ogival lights.

North bay has canted oriel with steep hipped stone roof on 1st floor, and 2 small lights in gable end. North front has 2 canted bays with hipped stone roofs on ground floor. South front has one.

**Gatepiers, 4A & 4B Halifax Road, Edgerton, (Grade II)** Mid C19. Ashlar. Chamfered. Pyramidal caps.

**5 Halifax Road, Edgerton (Grade II)** Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded and bracketed eaves cornice. Band. Corner pilasters.

East elevation has 3 ranges of sashes with moulded surrounds, ground floor ones with moulded cornices: canted bay at south end. Porch with Tuscan columns and full entablature: door with semi-circular fanlight, moulded impost and moulded voussoirs. 2-storey extension to south. North elevation has 2 ranges of sashes in moulded surrounds, tripartite on 1st floor, canted bays with moulded cornices on ground floor.

**Gatepiers, 5 Halifax Road (Grade II)** Mid C19. Ashlar. Panelled. Pointed caps.

**6 Halifax Road, Edgerton (Grade II)** Mid C19. Former lodge to The Grange. Hammer-dressed stone. Pitched ornamental slate roof. Bargeboarded gable ends. One storey and attics. 2 mullioned and transomed crosses with hoodmoulds. Projecting gable over door, which has 4 moulded panels and cusped arched fanlight.

### **Gatepiers, 6 Halifax Road, Edgerton (Grade II)**

Mid C19. Ashlar. Geometrically shaped tops. Sunk roundels.

**Cote Royd Hotel, 7 Halifax Road, Edgerton (Grade II)** 1874. Built for Wright Mellor, 1st Mayor of Huddersfield and then 1st Alderman. Rock-faced stone. Ashlar dressings. Pitched fishscale 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.

# EDGERTON

## CONSERVATION AREA APPRAISAL

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 semicircular 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 crenellated parapet, and some of blind tracery between storeys. Another 1st floor oriel to rear, with crenellated parapet.

**Lamp Post, 7 Halifax Road, Edgerton** (Grade II) Mid C19. Cast iron. Gadrooned base. Bulbous fluted stem. Elaborate cross bar. Contemporary octagonal lamp with ornamental cresting.

**Gatepiers, 7 Halifax Road, Edgerton** (Grade II)

Mid C19. Ashlar. Blind traceried panels. Very deep corning. Ball finials.

**Ash Leigh, 9 Halifax Road, Edgerton** (Grade II)

Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded and bracketed eaves cornice. Blocking course, pedimented in centre with sculpted wreath. Rusticated quoins. 3 sashes in moulded surrounds on 1st floor. One tripartite sash with Tuscan piers and full entablature on ground floor. Canted bay with Tuscan piers and full entablature. Porch on Ionic columns with full entablature and blocking course: door with 4 moulded panels and oblong fanlight.

**Lamp Post, 9 Halifax Road, Edgerton** (Grade II) Mid C19. Cast iron. Moulded ashlar plinth. Fluted. Moulded base and cross bar. Globe light.

**Gatepiers, 9 Halifax Road, Edgerton** (Grade II)

Mid C19. Ashlar. Panelled. Moulded cornice.

**Trafford House, 11 Halifax Road, Edgerton** (Grade II) Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded and bracketed eaves cornice. Blocking course, pedimented in centre with sculpted wreath. Rusticated quoins. 4 sashes in moulded surrounds on 1st floor. One sash, framed by Tuscan piers and full entablature, and one canted bay with Tuscan piers, full entablature and blocking course, on ground floor. Porch on Ionic columns, with full entablature and blocking course.

**Oakley House, 1 Hungerford Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Ashlar dressings. Pitched slate roof. Ornamental cresting. Coped gables. 2 storeys and attics. Strings. Battened plinth. Irregular plan. Buttresses at corners. Casements with flat ashlar lintels, and shallow 2-centred chamfered relieving arches. Planked doors in moulded 2-centred arch with hoodmould. Garden front has shallow oblong 2-storey bay with hipped fish-scale tile roof. Picturesque composition. Little carving.

**Gatepiers, 1 Hungerford Road, Edgerton** (Grade II) Mid C19. Ashlar. Gabled caps with blind decoration.

**Oakwood, 2 Hungerford Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Ashlar dressings. Hipped slate roof. 2 storeys. Bracketed eaves cornice. Strings. 4 ranges of round-arched sashes, paired on 1st floor, with foliage capitalised colonnettes, moulded voussoirs and keystones. Ground floor windows have moulded surrounds and raised frames with dentilled and modillioned cornices, foliage panels and spandrels. 2 left-hand bays break forward. Porch in re-entrant angle, with 9 pink granite columns on raised bases connected by openwork

# EDGERTON

## CONSERVATION AREA APPRAISAL

balustrade, moulded voussoirs and elaborately carved keystones: dentilled and modillioned cornice, open balustrade with carved piers and moulded cornice. 4 steps up with quadrant-shaped retaining walls carrying gadrooned and sculpted urns. Door with 4 moulded panels, semicircular fanlight, moulded surround with colonnettes with foliage capitals. North front similar: 3 ranges with canted ground floor bay at right hand: panelled plinth, piers with foliage capitals, entablature and parapet as porch.

Interior. Full height top-lit hall with bracketed cornice, some plaster decoration, patterned floor of very brightly coloured tiles and staircase with elaborate newels and bulbous balusters with foliage stems. One room with particularly fine plaster ceiling.

**Gatepiers, 2 Hungerford Road, Edgerton** (Grade II) Mid C19. 2 pairs. Ashlar. Chamfered corners. Conical moulded caps.

**Bryancliffe, 3 Hungerford Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Ashlar dressings. Hipped slate roof. 2 storeys. Moulded modillioned eaves cornice. Blocking course. Continuous 1st floor sill. Raised quoins. 5 ranges of sashes in moulded surrounds, those on ground floor with segmental dentilled pediment. Central range breaks forward slightly and 1st floor window is shouldered. Porch on Ionic columns with sculpted swags of fruit hanging down from capitals: full entablature and blocking course. Door with 3 moulded panels (one with an engraved and painted glass scene), semi-circular fanlight, moulded imposts and voussoirs and vermiculated keystone. Garden front has 3 ranges, of which centre is a canted bay, with Tuscan piers, entablatures on both floors and sculpted panels between the storeys.

**Lamp Post, 3 Hungerford Road, Edgerton** (Grade II) Mid C19. Cast iron. Elaborate moulded base and capital. Fluted stem. Contemporary octagonal glass lamp.

**Gatepiers, 3 Hungerford Road, Edgerton** (Grade II) Mid C19. Ashlar. Panelled. Band of thick foliage carving under moulded cornices. Blocking courses. Quadrant flanking walls.

**Somerville, 4 Hungerford Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Ashlar dressings. Hipped slate roof. 2 storeys. Bracketed eaves cornice. Moulded string. 3 ranges of sashes, left one breaking forward slightly and crowned by gable with moulded coping and finial. Ground floor has canted bay: round-arched casements (central one has 2 arches with intervening pendant), clustered fluted colonnettes to piers, moulded cornice, openwork parapet with applied cylindrical piers and moulded cornice. 1st floor has Venetian window with moulded surround and sculpted cresting. Central range has door with 4 moulded panels and semi-circular fanlight in moulded surround. Porch on 4 columns taking semi-circular arch with mask in full relief on keystone and elaborate foliage sculpture in spandrels; semi-circular pediment with elaborate foliage sculpture in tympanum. Steps, with quadrant retaining walls and gadrooned urns. 1st floor has round-arched window in moulded frame: tracery composed of 2 intersecting semi-circles with pendant boss at junction. Right hand range has Venetian casement in cable moulded surround, with sculpted cresting. 1st floor sash in moulded surround. North side similar: one canted bay as on east front.

**Gatepiers, 4 Hungerford Road, Edgerton** (Grade II) Mid C19. Ashlar. Round-arched panels. Bracketed cornice. Semi-circular panels.

**2, 4, 6 & 6A, Imperial Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Ashlar dressings. Pitched slate roof. Coped gables. 2 storeys. Moulded eaves cornice. Blocking course. 6 ranges of sashes, flanked at north end by canted bay with sashes, at south end by oblong bay with tripartite sashes. 4 doors with fielded panelling, fanlights with glazing bars, Tuscan pilasters full entablatures and blocking courses.

# EDGERTON

## CONSERVATION AREA APPRAISAL

**Lunnaclough Hall, 6 & 8 Kaffir Road Edgerton** (Grade II) Mid C19. Hammer dressed stone. Pitched slate roof. 2 storeys, 3 in centre. Coped gables. Main front has 3 gables, centre one breaking forward slightly and with diagonal buttresses at angles. Outer ranges have mullioned and transomed windows with hood moulds on ground floor, and mullioned 4-centred windows with cusped lights on 1st floor; blind trefoils in gable. Centre range has porte-cochere with octagonal buttresses and crocheted ogee caps: 4centred arches to each side, outer side blind, with 4centred arched window, sides open, with pierced spandrels. 4-centred arched door with ornamental iron hinges, arched sidelights and fanlight all set within large 4-centred arch. 1st floor has 4-centred arched windows with hoodmould. 2nd floor has sash with cusped head under deep flat ashlar hood on ashlar brackets. 1st floor window of south range also has flat ashlar hood on ashlar brackets, but this one has crenellated edge and a balcony on a flat oriel below. One further one-storey range to south, with 3-light window with cusped wooden tracery, and shaped hoodmould.

**6A Kaffir Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Pitched slate roof. Coped gables. One storey. Projecting porch. Planked door with ornamental iron hinges in chamfered 2-centred arch. 2 casements with chamfered surrounds. Canted bay window with hipped slate roof in west end.

**Gates & Gatepiers, 6/8 Kaffir Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Chamfered. Panels with pointed arches. Moulded ashlar caps. Planking walls have 3 blind 4-centred arches each.

**Hollinhurst, 12 Kaffir Road, Edgerton** (Grade II) Mid C19. Ashlar. Hipped slate roof. 2 storeys and attics. Modillion eaves cornice. Band. 3 ranges of sashes in plain raised surrounds, ground floor ones with moulded cornices. Tuscan porch up 3 steps, with full entablature and

blocking course. Round-arched door with keystone and moulded surround.

**Gatepiers, 12 Kaffir Road, Edgerton** (Grade II)

Mid C19. Ashlar. Chamfered. Moulded cornices.

**Holmwood, 14 Kaffir Road, Edgerton** (Grade II) Mid C19. Ashlar. Hipped slate roof. 2 storeys and attics. Modillioned eaves cornice. Continuous 1st floor sill band. 5 ranges of sashes with plain raised surrounds, ground floor ones with moulded cornices, 1st floor central one with moulded surround. Tuscan porch up 3 steps with full entablature and blocking course. Round-arched door with keystone and moulded surround.

**Gatepiers, 14 Kaffir Road, Edgerton** (Grade II)

Mid C19. Ashlar. Chamfered. Moulded pyramidal caps.

**Woodlands, 16 Kaffir Road, Edgerton** (Grade II) Mid C19. Ashlar. Shallow pitched slate roof. Bracketed eaves. 2 storeys and attics. Continuous 1st floor sills. Front has gable to west slightly projecting. Ground floor has oblong bay with Tuscan piers, moulded cornice and blocking course. 1st floor has paired round-arched sashes with plain raised frame and moulded cornice. Attic has segment-headed sash. East range has paired segment-headed sashes in moulded frame with moulded cornice on ground floor. 1st floor has paired round-arched sashes with keys and moulded surrounds. 3-storey tower in re-entrant angle. Bracketed eaves cornice. Hipped fish-scale tile roof with weathervane. One range of round-arched sashes on each side, with keystones and moulded surrounds. On 2nd floor they are paired. On ground floor they have moulded impost band.

# EDGERTON

## CONSERVATION AREA APPRAISAL

### **Gatepiers, 16 Kaffir road, Edgerton (Grade II)**

Mid C19. Ashlar. Cylindrical. Moulded caps. Ball finial.

**Brantwood, 20 Kaffir Road, Edgerton (Grade II)** Mid C19. Hammer dressed stone. Pitched slate roof. Elaborately bargeboarded gables and eaves. 2 storeys and attics. Tripartite and bipartite trefoil-headed sashes, some in raised ashlar frames. 2 canted 2-storey bays with crenellated batter between floors and hipped stone roofs. 2 gabled porches, also bargeboarded, with trefoiled arches on columns with elaborate foliate capitals. Doors with trefoil fanlight.

### **Gatepiers, 20 Kaffir Road, Edgerton (Grade II)**

Mid C19. Ashlar. Chamfered. Moulded caps.

### **Gatepiers, 24 Kaffir Road, Edgerton (Grade II)**

Mid C19. Ashlar. Chamfered. Moulded caps.

**Briarcourt, Occupation Road (Grade II)** 1894-5. Architect: Edgar Wood. Hammer-dressed stone. Ashlar dressings. Pitched stone slate roof. 2 storeys and gabled attics. Coped gables, some ending in short parapets. Deeply projecting eaves at some points. Tall plain stacks. Mullioned and transomed windows, mullions chamfered, upper lights leaded, ground floor ones with some Arts and Crafts stained glass. 2storey canted bay, parapetted, at east end of front. 2storey porch, gabled, with ball finials: cornice over ground floor taking heart-shaped cartouche flanked by ferns with much foliage, arabesque and strapwork ornament: planked door with 4 small lights, and moulded cornice 3/4 way up very delicate iron hinges and handle ornamented with briar motif. West side has one-storey parapetted bay at south end. At north end is a projecting chimney

breast, canted, with single leaded lights in the sides and corners, gable end coped and shaped up to the stack. Rainwater heads and junction boxes moulded with paterae, fluting, blind tracery and dates.

Interior. Ornament is Jacobethan in principle rooms, Arts and Crafts for details like finger plates and hinges. Wainscotted porch with moulded panels (some modillioned), plasterwork above decorated with studs shaped into Arts and Crafts patterns.

Window seat. Inner door has brass Arts and Crafts fingerplates and stained glass with Art Nouveau stylised briar patterns. Hall has moulded panelling and plasterwork in form of stylised lily patterns between this and ceiling. Simple fireplace with chamfered 4centred arch. Staircase with elaborate cut balusters of Jacobean type: bulbous turned and carved newel posts supporting depressed arched modillioned canopy over lower part.

Principal ground floor rooms: South-east one has similar panelling to hall, and a fresco depicting harvest scene with briars between panelling and ceiling: canted bay to south with turned wooden mullions duplicating the external ones: chimney piece with moulded wooden rustication, modillioned cornice and marble fireplace: built in desk and 2 cupboards. South-west room has inglenook with simple Arts and Craft detailing: particularly elaborate plaster ceiling, showing roundel of angels intertwined with briars and honeysuckle, plaster frieze of more intertwined briars. North-west room has panelling like hall, studs between this and ceiling with plaster infilling decorated by briar pattern of incised lines. Canted inglenook supported on bulbous turned columns, window mullions duplicated by turned vase-shaped wooden mullions on inner wall face and stone chimney piece with rose tree incised above fireplace, moulded mantelpiece and carved brackets to ceiling: recessed buffet on east side. Landing has round arch on north side, with wooden

# EDGERTON

## CONSERVATION AREA APPRAISAL

impost band ramped upwards either side to form a sort of cornice, embossed wallpaper with floral patterns above this. Details of upstairs rooms simpler versions of downstairs, with particularly good hinges and latches to built in cupboards.

Briarcourt was built for H H Sykes, Edgar Wood's brother-in-law.

**1 & 2 Queens Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Pitched slate roof. Various gables with ornamental bargeboards. 2 storeys and attics. Queens Road front has 3 window ranges; right hand one of Caernarvon-arched sashes, left hand one a canted bay with Caernarvon-arched sashes and one cusped lancet on attic floor; centre one has porch with gable on 3 sides, and cusped 2centred arches, on 1st floor a cusped arched sash.

**9 Queens Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Ashlar dressings. Pitched slate roof. Coped gables. 2 storeys and attics. Front has 2 canted bays on ground floor (one with hipped stone roof and Caernarvon-arched sashes, other with crenellated parapet), and 2 paired sashes with 2 centred arched lights on 1st floor. Single arched sash with hoodmould in gable end. Left had part breaks back and is also gabled, with 2-storey porch in reentrant angle; ground floor window has Caernarvon arch, door, 1st and attic floor windows all 2-centred, with hoodmoulds which break upwards in centre.

**Gatepiers, 9 Queens Road, Edgerton** (Grade II)

Mid C19. Ashlar. Pyramidal caps.

**Woodfield and Coach House, 17 Queens Road, Edgerton** (Grade II) Circa 1870. Gothic villa. Rock-faced sandstone, ashlar dressings. Pitched slate roofs. Characteristic tall stone stacks with several set-

offs each. 2 storeys and attics, basement on east side. Asymmetrical plan with slightly projecting wings ending in coped gables on kneelers. Various 3 and 4light mullioned windows, some with sashes, some with casement, most with 4-centred arched lights set in oblong chamfered surrounds, one with a cusped ogival light, one straight-headed with a transom, all with hoodmoulds most of which end in lozenge-shaped label stop. Principal gable ends Terminate in carved stone finials: various attic dormers with coped gables which terminate in delicate wrought iron finials. Porch with pitched roof, coped gable end, diagonal buttress, moulded 3-centred arch with hood mould to panelled double doors with elaborate iron hinges in naturalistic patterns. Various 1-storey projections to west and south, moulded cornices with elaborately carved bosses. Stable and coachhouse block to north. Same materials and style. Louvre in roof ridge with delicate iron weather vane.

**Gatepiers, Woodfield, 17 Queens Road, Edgerton** (Grade II) Circa 1870. Ashlar. Gables. Both bearing on each side a plain shield sculpted as if hanging by a cord from a nail.

**5 & 7 Regent Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Ashlar dressings. Hipped slate roof. 2 storeys. Moulded eaves cornice. Blocking course. Continuous sill band. 4 1st floor sashes with moulded surrounds. 2 canted ground floor bays with moulded plinths, sashes, Tuscan piers, moulded cornices and blocking courses. Two 3panelled doors with semi-circular fanlights, 3/4 columns, ornamented brackets to moulded cornices with blocking courses.

**9 Regent Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Ashlar dressings. Pitched slate roof. 2 storeys and attics. Stone brackets to eaves. Band. 3 ranges of paired sashes, those to west round-arched on ground floor, with moulded voussoirs and imposts, pier with Romanesque capital: 2 ornamental roundels above: moulded surrounds

# EDGERTON

## CONSERVATION AREA APPRAISAL

to 1st floor: gable with moulded coping and finial, and oculus surrounded by incised ornament. Ground floor porch with moulded cornice: round-arched door with moulded surround, ornamental label stops and cresting. Above porch is a single window with moulded surround. East window range projects slightly, and is gabled with moulded cornice and finial. Canted ground floor bay with moulded cornice, sashes with moulded surrounds and segmental heads. 1st floor windows have moulded surrounds and segmental heads, plain roundel above them, all in frame with a segment-shaped moulded cornice. Attic storey has round-arched sash, with moulded 2centred voussoirs.

### **Gatepiers, 9 Regent Road, Edgerton (Grade II)**

Mid C19. Linked by dwarf wall of hammer dressed stone with vermiculated ashlar coping. 3 gatepiers with incised panels, friezes ornamented with roundels, and pyramidal caps.

**Ridgemount, 32 Talbot Avenue, Edgerton (Grade II) at C19.** Architect Edgar Wood. Hammer dressed stone. Ashlar dressings. Pitched stone slate roof. 2 storeys. Some gables, coped and linked by low parapet. Mullioned and transomed windows, chamfered. Broad canted bay at east end. Parapetted. Porch with crenellated parapet and door with cornices, leaded lights and ornamental Arts and Crafts cast iron hinges. Various Arts and Crafts rainwater heads and junction boxes with embossed ornament. Interior. Hall has Jacobethan wainscotting and moulded plaster ceiling with arabesque ornament. Main south-east room has more elaborate wainscotting, with ornamented panelled pilasters, dentilled cornice, and many panels carved with arabesque ornament: chimneypiece flanked by Tuscan colonnettes, and overmantel with applied Ionic balusters; particularly elaborate brass fingerplates and spirally fluted door handles.

**Springfield House, 2 Thornhill Road, Edgerton (Grade II) Mid C19.** Ashlar. Hipped slate roof. 2 storeys. Overhanging eaves. 2 moulded strings. 3 window ranges, of which south breaks forward and has 2-storey canted bay, ground floor has casement with moulded surrounds and depressed-arched heads (front), round-arched heads (side) moulded panels above, then machicolations to ground floor cornice. 1st floor has sashes in moulded surrounds, round-arched heads which in centre window are doubled and meet in a sculpted drop finial, moulded panels above, then moulded eaves cornice with ornamental cresting. Other 1st floor windows have same heads as that in canted bay. Ground floor window is round-arched casement with moulded voussoirs and hoodmould, gadrooned keystone, ornamented with foliage swag, and colonnettes in jambs with foliage capitals. Porch on 2 pairs of banded columns with elaborate foliate capitals, taking shouldered arch with relief sculpture in spandrels: machicolations, then moulded cornice, parapet, moulded coping and urn finials. 6 step up with double curved retaining walls and cylindrical piers, moulded coping. Double doors with 4 moulded panels, semi-circular fanlight and moulded voussoirs. Garden front has 3 ranges of sashes (1st floor), and casements (ground floor) of which centre 1st floor breaks back slightly: window like those on 1st floor of entrance front. Flanking 1st floor windows have 3 lights, centre one like the central window, all crowned by hoodmoulds which are semi-circular in centre and have sculpted panels below them. Ground floor has 2 canted bays, of which the west one is like the ground floor of the canted bay on entrance front, and the east is oblong with Venetian window with hoodmould, figurative label stop and gadrooned keystone ornamented with foliage swag. Hoodmoulds of side lights also have elaborate carved labels stops. Central ground floor window has 3 lights, round-arched with moulded surrounds. Stacks have moulded modillioned cornices with acroteria at corners.

# EDGERTON

## CONSERVATION AREA APPRAISAL

Interior has much lavish plasterwork. Particularly elaborate staircase with very rich turned wooden balusters.

**Gatepiers, 2 Thornhill Road, Edgerton** (Grade II) Mid C19. Ashlar. Cylindrical. Moulded cornices. Ball finials. Cast iron gates with elaborate arabesque pattern.

**Ravensdeane, 3 Thornhill Road, Edgerton** (Grade II) Mid C19. Ashlar. Shallow pitched slate roof. 2 storeys. Modillioned eaves cornice. Continuous 1st floor sash. 2 ranges of sashes (ground floor ones with moulded cornices on moulded consoles, and sculpted panels below consoles) flanking 3-storey tower and modillioned eaves cornice, pyramidal roof, rusticated quoins to ground and 1st floors, angle pilasters to 2nd floor. 8-panelled door with semi-circular fanlight and moulded transom: elaborate foliate impost blocks and vermiculated voussoirs. 1st floor window has guilloche-patterned balcony on gadrooned consoles. 2nd floor window has raised frame, rosettes in aprons, entablature which rises to form a semi-circle in centre.

Garden front has 2 window ranges, west one gabled this has ground floor canted bay with sculpted panels over windows, moulded eaves cornice, blocking course and ornamental cast iron rail. Tripartite sash above, separated by Composite colonnettes taking semi-circular arches with moulded voussoirs and fluted keystones. East range has one sash on 1st floor and tripartite sash on ground floor with moulded cornice on scrolled consoles, and sculpted panels below it. Stacks with moulded cornices. Long office wing extending to south-west.

**Ravensdeane Lodge, 3A Thornhill Road, Edgerton** (Grade II) Mid C19. Ashlar. Hipped slate roof. One storey. Round-arched sashes with keystones, moulded voussoirs and continuous moulded imposts. Central canted projection with hipped roof and bracketed eaves cornice.

**Gatepiers, 3 Thornhill Road, Edgerton** (Grade II) Mid C19. Ashlar. Chamfered. Modillioned cornice. Pediment-shaped acroteria. Quadrant flanking balustrades with balusters of square section and inverted pyramidal shape moulded rail.

**6 Thornhill Road, Edgerton** (Grade II) Mid C19. Rock-faced. Ashlar dressings. Pitched slate roof. 2 storeys and attics. Moulded eaves cornice. Coped gables on kneelers. Entrance front has 3 window ranges, 2 gabled. North range has 3-light sash on 1st floor, each light with trefoiled head, blind plate tracery rose above, and semi-circular hood mould over all. Ground floor canted bay. 3 trefoil-headed lights, transom, panelled spandrels, moulded eaves cornice, parapet with blind quatrefoil and trefoil pattern. South range has one 2-light window in attic, lights trefoil-headed: one 3-light window (lights trefoil-headed) on 1st floor, with hoodmould: canted ground floor bay with trefoil-headed lights, transom, panelled spandrels, moulded eaves cornice, parapet with blind quatrefoil and trefoil pattern. Centre has bipartite sash with Caernarvon-arched lintels on 1st floor, and wrought iron balcony for window box on moulded ashlar brackets. 9-panelled door with side-lights and 2-centred fanlight in moulded surrounds with hoodmould. Garden elevation has one 3-light trefoil-headed staircase window with 2 transoms.

**Gatepiers, 6 Thornhill Road, Edgerton** (Grade II) Mid C19. Ashlar. Square bases. Octagonal tops. Moulded cornices. Pyramidal caps. Timber gates with cross-braced lower parts and cusped upper parts: chamfered studs.

**Buckden Mount, 8 Thornhill Road, Edgerton** (Grade II) Mid C19. Hammer dressed stone. Ashlar dressings. Shallow pitched slate roofs with deeply overhanging eaves on cast iron brackets fretwork valences. 2 storeys and attics. Continuous moulded and plain sill bands. Strings. Some moulded impost bands. Picturesque plan of some complexity.



# EDGERTON

## CONSERVATION AREA APPRAISAL

Some rusticated voussoirs. Sashes, either with moulded surrounds (in case with a segmental pediment), or plain ashlar surrounds with hoodmoulds.

**Gatepiers, 8 Thornhill Road, Edgerton** (Grade II) Mid C19. Ashlar. Moulded plinth. Panelled, with inscribed circles.

**Fernleigh, 10 & 12 Thornhill Road, Edgerton** (Grade II) Mid C19. Rock-faced. Ashlar dressings. Pitched slate roof. Coped gables. Stone bracketed eaves. 2 storeys and attics. Continuous 1st floor sills. Front is nearly symmetrical. 2 gabled bays at each end, which in turn have lower gabled bays breaking forward very slightly and framing one trefoiled sash with hoodmould on 1st floor, and one ground floor canted bay each, with moulded and carved cornices, and parapet with trilobe ornament. 2 central bays differ: the south one breaks forward slightly and has separate hipped and sprocketed truncated pyramidal roof with ornamental iron finials at corners. North one has ground floor oblong bay with 3 sashes, moulded and carved cornice and parapet with trilobe ornament. Side elevation has 3-storey tower with bracketed eaves cornice and hipped and sprocketed truncated pyramidal roof with cast iron cresting.

**Gatepiers, 12 Thornhill Road, Edgerton** (Grade II) Mid C19. Ashlar. Chamfered. Geometrically shaped top.

# EDGERTON

## CONSERVATION AREA APPRAISAL

### APPENDIX C UDP POLICIES

#### BUILT ENVIRONMENT

##### Strategy

- BE1 all development should be of a good quality design such that it contributes to a built environment which:
- creates or retains a sense of local identity;
  - is visually attractive;
  - promotes safety, including crime prevention and reduction of hazards to highway users;
  - promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
  - is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and the use of public transport.

##### Quality of Design

- BE2 New development should be designed so that:
- it is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
  - the topography of the site (particularly changes in level) is taken into account;
  - satisfactory access to existing highways can be achieved; and
  - Existing and proposed landscape features (including trees) are incorporated as an integral part of the proposal.

#### HERITAGE

##### Conservation Areas

- BE5 Proposals for new development within conservation areas, including extensions or changes of use to existing buildings, should respect the architectural qualities surrounding buildings and materials qualities surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.

# EDGERTON

## CONSERVATION AREA APPRAISAL

involving its demolition or partial demolition will not normally be acceptable unless:

the building cannot be beneficially used in the future or is structurally unsound; and

all possible efforts have been made to retain the building in use.

If appropriate, it will be a requirement of any planning permission that an acceptable replacement building is immediately erected on the site.

- BE8 Development proposals within conservation areas which include the provision or replacement of road or footpath surfaces, or new street furniture, should be sympathetic to their setting and contribute to the preservation of the character or appearance of the area.

### Building Materials

- BE11 New development should be constructed in natural stone of a similar colour and texture to that prevailing in the area where the proposal is located:

in areas within which stone has been the predominant material of construction;

within conservation areas; and

within town and local centres.

### Space about Buildings

- BE12 New dwellings should be designed to provide privacy and open space for their occupants, and physical separation from adjacent property and land.

The minimum acceptable distances will normally be:

21.0m between a habitable room window of a facing dwelling;

12.0m between a habitable room window of a dwelling and a blank wall or a wall containing the window of a non habitable room;

10.5 between a habitable room window of a dwelling and the boundary of any adjacent undeveloped land; and

1.5m between any wall of a new dwelling and the boundary of any adjacent land (other than a highway).

Distances less than these will be acceptable if it can be shown that, by reason of permanent screening, changes in level, or innovative design, no detriment would be caused to existing or future occupiers of the dwellings or any adjacent premises or potential development land which may be affected.

### Extensions to Dwellings

- BE13 Extensions to dwellings should respect the design features of the existing house and adjacent buildings, including:

material of construction

window openings;

roof styles; and

architectural detailing. Extension to dwellings in conservation areas, or dwellings which are listed as being of architectural or historic interest should, where the proposals already comply with policy BE3 or BE5, be designed so that the intrinsic value of the host building and its surroundings is retained and the original building remains the dominant element.

# EDGERTON

## CONSERVATION AREA APPRAISAL

BE14 Unless the proposal would have a detrimental effect on visual amenity, adjoining dwellings or any occupier of adjacent land, extensions to terraced, semi-detached or closely detached dwellings will normally be permitted where the proposal:

is to the front or main elevation of the premises and is relatively small in scale;

is to the rear and does not exceed 3.0m in overall projection; or

does not result in an undesirable terracing effect being established in relation to adjoining dwellings.

### THE NATURAL ENVIRONMENT

NE3 Development proposals within or in the vicinity of a site of scientific interest will not normally be permitted unless there is an exceptional requirement for development and measures will be taken to minimise any detriment to the site.

NE9 Development proposals should normally retain any mature trees within the application site. Where development is approved on sites containing mature trees no construction, including changes in levels, drainage works and the formation of access roads will be permitted within the crown spread of the tree unless it can be demonstrated that satisfactory precautions will be taken to ensure their continued viability.

D2 Planning permission for the development (including change of use) of land and buildings without notation on the proposals map, and not subject to specific policies in the plan, will be granted provided that proposals do not prejudice:

the implementation of proposals in the plan;

the avoidance of over-development;

the conservation of energy; highway safety; residential amenity; visual amenity; the character of the surroundings; wildlife interests; and the efficient operation of existing and planned infrastructure.

### Urban Greenspace

D3 On sites designated as urban greenspace planning permission will not be granted unless the development proposed:

i) is necessary for the continuation or enhancement of established uses or involves changes of use to alternative open land uses, or would result in a specific community benefit, and, in all cases, will protect visual amenity, wildlife value and opportunities for sport and recreation; or

ii) includes alternative provision of urban greenspace equivalent in both quantitative and qualitative terms to that which would be developed and reasonably accessible to existing users.

D5 On sites designated as provisional open land planning permission will not be granted other than for development required in connection with established uses, changes of use to alternative open land uses or temporary uses which would not prejudice the contribution of the site to the character of its surroundings and the possibility of development in the longer term. of

D8 Within the green belt, except in very special circumstances to be demonstrated by applicants, planning permission will not be granted for inappropriate development, ie:

the construction of new buildings other than for agriculture and forestry, essential facilities for outdoor sport and outdoor recreation, limited affordable housing which complies with policy H11, cemeteries and other uses of land which preserve the

# EDGERTON

## CONSERVATION AREA APPRAISAL

openness of the green belt and do not conflict with the purpose of including land within it, namely:

Regulating the growth of urban areas;

Preventing the coalescence of settlements;

Preserving the open land that extends into the urban area for recreational and amenity use;

Providing for easy access to open country; and assisting in the process of urban regeneration; and

The carrying out of engineering and other operations and changes of use unless they maintain the openness of the green belt and do not conflict with the purpose of including land within it (set out in 1, above).

Development which is appropriate should not detract from the visual amenity of the green belt by reason of siting, materials or design.

it is demonstrated that the site will not be required in the longer term for community sport, recreation or amenity use.

All proposals should make provision for the safeguard of visual and residential amenity and established wildlife.

## RECREATION

### Public Open Space

R7A Proposals to develop public open space, private playing fields or land last used as private playing fields will not be permitted unless:

replacement provision of equivalent community benefit is made;  
or

only the redevelopment of a small part of the site is involved and this provides the best means of retaining and enhancing sport and recreation facilities; or