
From: Nigel Hunston
Sent: 18/07/2014 10:35:42
To: Nick Willock
Subject: 2014/91813-Hoyle Ing Dyeworks, Manchester Road, Linthwaite

This application has been the subject of pre-application discussions in regards to the heritage impact the application may have in regards to the Linthwaite Conservation Area and the setting of 719-725 Manchester Road, which are listed. I am aware of a previous permission on the site, dating from 2012, for fourteen dwellings which included part conversion part new build.

The existing mill building complex adds enclosure and interest to this part of Manchester Road, but on inspection the lower scale (single storey) buildings are in a poor condition, and whilst not incapable of re-use this would not be an easy exercise. Therefore I am not uncomfortable with their loss but their replacement would have to firstly be of high quality and secondly provide that sense of enclosure as existing. The two storey elements of the mill complex are very important both in terms of their architectural quality and the contribution to Manchester Road and Hoyle Ing. These buildings are key to the conservation area and any development of this site would benefit from their retention and conversion due to being able to add the context to the site as well as providing a 'stop' to the development.

The proposal is for 17 dwellings which includes the conversion of the two two-storey block into six (plots 1-2 and 3-6). The conversion of these buildings is welcomed. Plots 1-2 are acceptable as the alterations are relatively unaltered.

The front elevation to Manchester Road on plots 3-6 remains relatively unaltered apart from the blocking up of the door to the YEB equipment. The major alterations are to the sides of the building, as existing they are fairly blank elevations with little interest due to its industrial nature, however it is now proposed to create new openings which in the case of elevation B are more regular than existing and greater in depth. Elevation A which is the internal elevation again is more regular in appearance with enlarged openings. These changes do give the industrial feel to the development despite the regular appearance of the elevations, therefore I offer no objection.

The new buildings onto Manchester Road (plots 7-12) are two storey terraced units with regular openings. The industrial feel to the elevation is somewhat lost due to the more domestic appearance, although it is accepted that the depth of the windows are more towards a industrial nature. I do not offer an objection to this, as it is felt that this is an indication of the evolution of the complex and equally the single storey buildings they replace have been altered so drastically that their original mill appearance was lost. Detailing will be important here in terms of fenestration.

Plots 13-17 are a block of new three storey buildings that have a great deal of vertical emphasis, with tall ground and first floor openings. These does give some industrial presence but I wonder mixing them with a more horizontal 'flat' window to the second floor is at odds. Detailing here will be important.

Overall I have no objection to the development of this site, the impact upon the character and setting of the conservation area and the nearby listed buildings is minimal and certainly is of less than substantial harm as described by the NPPF. In this case, the public benefit has to be assessed including whether the development secures the sites optimum use. I feel that developing the site in such a manner as this that the public benefit overrides the limited harm and as such complies. In terms of the overall test of whether the development preserves or enhances the conservation area and the setting of the listing buildings, it is felt that the site currently does neither so the development, which as the benefit of a previous permission, will enhance the conservation area and the listed buildings setting. Conditions are required in relation to the doors, windows and materials used in the new build.

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