

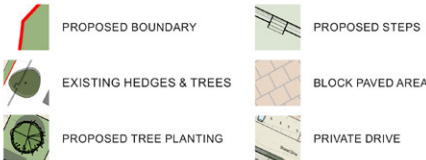
DESIGN PROPOSALS

Planning Layout



Type Schedule

No. of Bedrooms	No.
2 Bedroom Semi Detached	1
2 Bedroom Terrace	1
2 Bedroom Semi Detached	1
3 Bedroom Semi Detached	6
3 Bedroom Semi Detached	1
3 Bedroom Detached	2
3 Bedroom Semi Detached	1
4 Bedroom Detached	5
5 Bedroom Detached	1
19	



DESIGN PROPOSALS

Land off Carr Top Lane, Golcar

Well Defined Streets

The proposed layout has been designed to follow good urban design principles as set out in Question 7 of Building for Life 12 which advocates ensuring corners are turned well, vistas are framed and the building layout provides good enclosure to the street.

Plot 1 is a large L shaped dual aspect house (Type 5B-A) which is positioned to define the gateway into the scheme (see below). The angled nature of plots 18 and 19 creates a view into the scheme of plots 8-10 and provides a strong corner.

The groups of dwellings at the north and south edges (Plots 2-7 and 12-16 respectively) provide suitable endpoints to views within the site with the strong building line providing good enclosure to the street. Plots 11 and 17 are dual aspect dwellings, ensuring that theses corners are turned well.

Question 8 of Building for Life 12 identifies the need to make it easy to find your way around the development. Clearly the scheme is of a small scale nature, however as previously stated the building layout does provide a guide to the navigation of the development by turning corners well and creating focal points at the end of vistas along streets.



House Type 5B-A

Street and Home

Streets for All

As the scheme only provides for 19 new dwellings and no through traffic the street which serves the development has been designed as a block paved shared surface with an overall 7.5m carriageway width.

Question 9 of Building for Life 12 seeks to ensure streets are designed with people in mind and not just the private car. The alignment of the street with curves/bends along with the change in hard surface will naturally calm vehicle speeds. The low-level shrub planting proposed rather than strong boundary demarcation also helps to create a space between buildings which feels open and public.

This ensures that the street becomes a place for the pedestrian and where social interaction is encouraged. It also provides a more modern street type but remains in keeping with the Conservation Area.

Car Parking

A range of parking typologies are proposed within the scheme to ensure that the private car is well integrated within the streetscene as advocated in Question 10 of Building for Life 12. Parking arrangements for the scheme include side parking with and without garages, car ports and integral garage types. The overall provision of parking spaces is summarised below: -

- 2 bedroom houses – 2 parking spaces
- 3 bedroom semis/terrace – 2 parking spaces
- 3 bedroom detached – 3 spaces including garage
- 4 bedroom detached – 3 spaces including integral garage
- 5 bedroom detached – 4 spaces (garage counted as 1 space)

Due to the sloping topography of the site front parking is often necessary but where this is provided it is broken up by soft landscaping. For example, the frontage of plots 12-16 where integral garages are proposed, approximately 40% of the frontage will be front lawns, shrubs and tree planting. The combination of soft landscaping and the block paved shared street will create a high-quality environment where the private car is well integrated.



House Type 3B-D

Public and Private Space

Question 11 of Building for Life identifies the need for clear distinction and good management for public and private spaces. Given the small-scale nature of the development no formal open space is provided on the site. As previously mentioned the street running through the development has been designed as a shared surface to create an attractive public realm.

The layout creates a strong and consistent building line in order to provide good enclosure to the street and clearly defines the public and private realm. The building layout also provides good natural surveillance of the public realm and parking areas making them feel safe. Private gardens are well enclosed with defensible boundaries created.

External Storage and Amenity

Over half of the proposed dwellings benefit from a private garage which will be big enough to provide storage for items such as bicycles. In addition, the Type 3B-A includes a ground floor bonus/storage room. Side access is provided to all dwellings, providing space for the storage of refuse and recycling bins to avoid them building up on street which can become unsightly. The proposals provide a suitable private garden space for each plot.

HERITAGE IMPACT ASSESSMENT

Land off Carr Top Lane, Golcar

The Golcar Conservation Area

Golcar is located approximately 6.5 km west of Huddersfield town centre and is set on the hillside above the valley of the River Colne. The application site is located within the Golcar Conservation Area. A Conservation Area is defined in Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The Golcar Conservation Area was originally designated by Kirklees metropolitan Council in 1974, covering just over 15 hectares. Its boundary was expanded in 2010, expanding its area to just under 50 hectares, so as to encompass the commercial heart of the village and the open countryside of Golcar Edge, which was considered integral to the character of the settlement. The extension areas were considered to be essential components of the character of the place and were included within the Conservation Area as they were coming under increasing pressure for development. The Conservation Area Appraisal of 2010 explains that the extension of the Conservation Area's boundaries was not intended to indicate that new development would not be permitted but that such development will need to be of high quality, preserving and enhancing the character and heritage associated with the village.

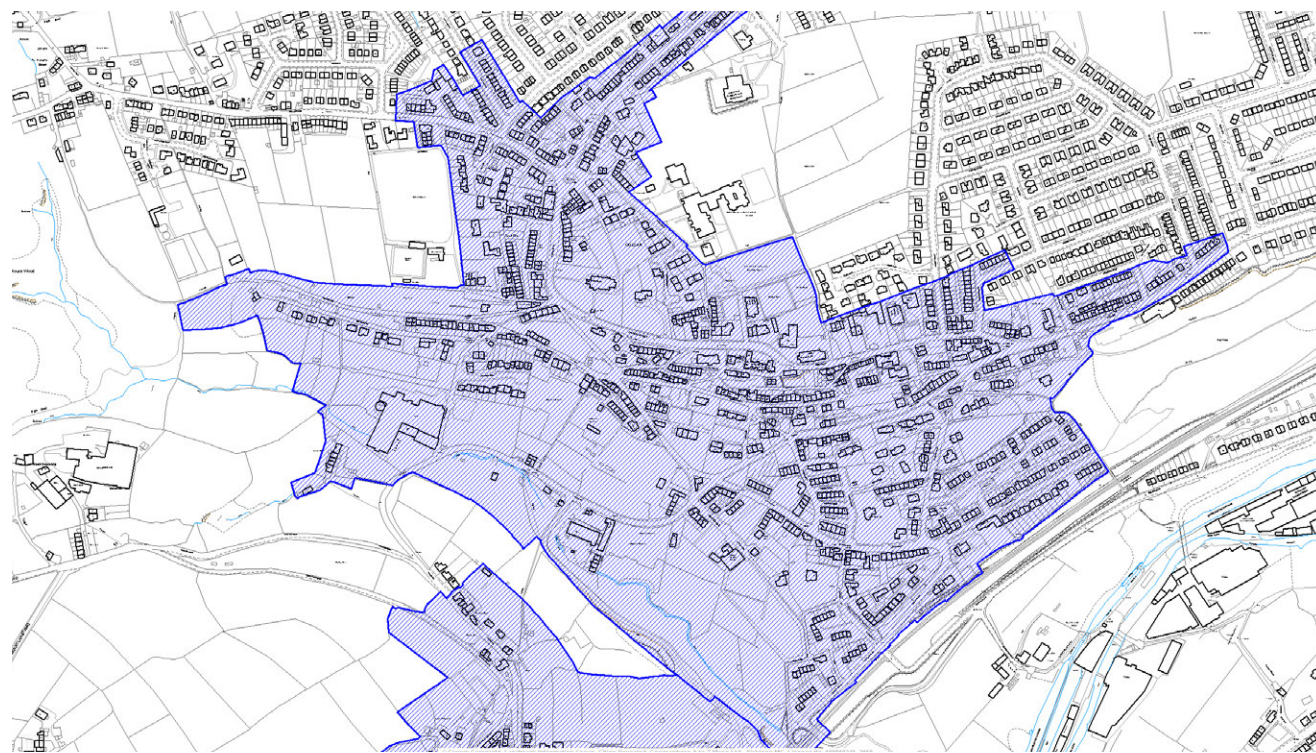
The Golcar Conservation Area Appraisal of 2010 describes Golcar as being a large, closely-knit hillside village of picturesque quality, with steep slopes, steps and narrow lanes with homogenous vernacular stone architecture and stone retaining and boundary walls characterising the settlement.

The application site is referred to as an Area of Opportunity in the Golcar Conservation Area Appraisal of 2010.

Outline Planning Permission

Outline planning permission was granted in September 2015 for residential development on the basis of only the details of the point of access to the site being included for consideration at the time, with all other matters reserved for future consideration. The Council's Conservation & Design Officer commented on the application, stating that the parcel of land to which the application related was included in an expanded Conservation Area, to ensure that, should the land be developed, it should be designed in a way that it would not detrimentally affect the character of the Conservation Area.

Map of Golcar Conservation Area



The application site forms part of a hillside, which acts as a buffer to prevent the settlements of Golcar and Wellhouse from merging. In granting Outline planning permission for the residential development of the site, the Council considered that housing could be undertaken on the site of a layout, appearance, scale and with landscape proposals that would maintain the significance of the Conservation Area. The officer's report to the planning committee stated that such details would be required to have regard to the character and appearance of the Conservation Area and to draw reference to the Conservation Area Appraisal of 2010.

The approved point of access from Carr Top Lane requires an engineered solution to provide a safe access, overcoming the site's steep topography at the entrance to the site. This includes a significant retaining structure, which would be most visible when looking northwards from Brook Lane and west from Carr Top Lane. Whilst this structure would be of some considerable height, it was considered to not detrimentally affect the character of the Conservation Area provided it had a natural stone external leaf.

The proposed retention and protection of the tree belt to the southern end of the site was considered a positive factor in safeguarding the future character of the Conservation Area, whilst also assisting in maintaining separation between the settlements of Golcar and Wellhouse.



Policy Context

In accordance with paragraph 128 of the NPPF, the level of information to be provided in a Heritage Impact Assessment provided should be appropriate and proportionate to the significance of the heritage asset and the potential impact of the proposal upon that significance. For example, for an application that includes substantial demolition of a heritage asset, it is reasonable to expect an applicant to provide a thorough and detailed understanding of the asset and a thorough explanation of the impact of the demolition on the asset and its setting. An application for a minor alteration to part of the asset is likely only to require detailed information on the affected part of the asset, with only a brief explanation of how the impact relates to the significance of the asset as a whole.

Section 12 of the National Planning Policy Framework (NPPF) relates to the conservation and enhancement of the historic environment. The NPPF recognises that heritage assets are an irreplaceable resource and that local planning authorities should seek to conserve them in a manner appropriate to their significance. Paragraph 128 of the NPPF states that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. In doing so, the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 131 of the NPPF states that, in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage

HERITAGE IMPACT ASSESSMENT

Land off Carr Top Lane, Golcar

assets are irreplaceable, any harm or loss should require clear and convincing justification. Paragraph 133 states that, where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 134 states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy BE5 of the Kirklees Unitary Development Plan (UDP) relates to the preservation and enhancement of Conservation Areas and states that proposals for new development within Conservation Areas should respect the architectural qualities of surrounding buildings and their materials of construction and contribute to the preservation or enhancement of the character and appearance of the area. The justification for the policy states that the spaces between buildings are as important as the buildings themselves in the built environment. New development in Conservation Areas must be considered not only on the basis of how it affects the setting of existing buildings,

but how it affects their overall density, and consequently whether the character of the area will be adversely affected.

Historical Analysis

The application site is located to the south-west of Golcar, where the steep-sided valley of the brook separates Golcar from Wellhouse. This forms a defining feature of the village, which was a reason for the extension of the Conservation Area's boundaries in 2010. However, Golcar is generally considered to have sparse archaeological significance and potential.

The Character of Golcar

The Conservation Area Appraisal of 2010 explains that the character of Golcar is derived largely from its location and setting, with the village having formed organically and with limited formal planning. To the south-west and south of the village in the bottom of the valley is the watercourse/brook/beck, which forms an attractive rural landscape and which serves to frame the village when viewed from a distance. The Conservation Area includes 111 no. Listed Buildings within its boundaries, many of which are traditional weaver's cottages, which are of both historical and architectural importance to Golcar and the wider area.



The proposed development has been designed to create a layout with limited gaps between buildings which replicates the intimate feel of much of Golcar. The proposed dwellings have been designed to reflect the simple form of existing cottages using natural stone and grey roof tiles and light stone mullioned window styles.

Boundary Definition

The boundary of Golcar Conservation Area was redefined and expanded in 2010 so as to include Golcar Edge, an area of high quality open countryside, which frames the settlement. The hillside acts a buffer to prevent the settlements of Golcar and Wellhouse from merging, thus protecting the character and setting of both areas. The application site is visible from the south of Albion Hill, to the south-west of the settlement, with this constituting an important vista, providing panoramic views of Golcar and the surrounding hillside. The Conservation Area Appraisal of 2010 explains that views from this vista were key in justifying the extension to the boundaries of the Conservation Area's boundaries to include the open countryside.

From wider views the three storey elements of the scheme at the southern and northern boundaries will be clearly visible, set amongst the two storey dwellings and a layout which creates varied building orientations. This ensures the development continues the patchwork of buildings across the hillside, with the three storey buildings continuing the vertical emphasis of existing dwellings built into the slopes of Golcar.

Open Space and Tree Coverage

Due to its topography, Golcar has a strong vertical emphasis. Traditionally, the upper parts of Golcar were not developed but, instead, were used for farming, due to greater soil fertility and lack of gradient.

Tree coverage is most prevalent in Golcar on the undeveloped hillsides. The Conservation Area Appraisal of 2010 explains that tree coverage is quintessential to Golcar's character and that panoramic views of the settlement reiterate the importance of trees to the setting and character, creating extra interest, depth and character in the area. Tree coverage in Golcar is predominantly informal, with trees on the hillsides having tended to occur naturally. The application site includes a belt of mature trees to its south-western boundary, which contributes to its character, though with only a sparse number of trees around the other boundaries, not all of which are positioned in the site itself.

The proposed development retains all existing trees along the boundaries with the exception of the tree on the northern edge off Carr Top Lane which is in poor condition. New landscaping includes street trees which will mature over time and be visible amongst the dwellings from elevated views across the valley.



HERITAGE IMPACT ASSESSMENT

Carr Top Lane, Golcar

Urban Grain and Settlement Pattern

The Conservation Area Appraisal of 2010 explains that the urban grain of Golcar's Conservation Area is characterised by small linear plots, which dictate the overall design of many of the buildings within the area. The proportion of detached properties within the settlement is relatively low and those in the extended Conservation Area boundary generally have small plots that are in-keeping with the linear settlement pattern.

The proposed development is designed to include short terraces of cottages, as well as semi-detached and detached dwellings with limited gaps between buildings ensuring that the 'connected' and close knit feel of the Conservation Area is reflected. The building layout benefits from strong building lines which reinforce the linear

Building Types

The prevalent building materials in Golcar are stone and slate. Much of the paving in Golcar is tarmac, which the Conservation Area Appraisal of 2010 explains is a potentially detractive feature.

There are two main types of cottages prevalent in Golcar:

The early weaver's cottages that front directly onto the highway with no garden, which tend to be built to higher densities in the steep-sided valley, where there was limited amount of flat building land available; and

Mill worker's cottages and cottages built for investment, which were built later in Victorian times, with these being generally of sound construction to require the minimum of repairs. These properties tend to be set back slightly from the highway, creating a small front garden, enclosed by dwarf walls and constructed from locally sourced stone.

The proposed development includes buildings of stone construction, generally reflecting the simple form of the cottages with the light stone mullioned windows being a key factor which links the development with the architecture of the surrounding area. The building types include smaller cottages, and other two storey houses as well as some taller 3 storey houses, all of which can be found in the vicinity of the site. The proposed street through the development is designed to be a shared surface and block paved, avoiding the use of tarmac.



Summary

The proposals will deliver development on a site defined as an Opportunity Area within the expanded Golcar Conservation Area. The development has been sympathetically designed, with the layout and house types addressing the prominent relief of the hillside site. The scale and appearance of the proposed houses draw influences from the traditional properties within the village. The proposed scheme of landscaping retains the mature tree belt to the southern boundary, helps the development assimilate into its surroundings.

The proposed development is considered to preserve the character and appearance of the Golcar Conservation Area and is therefore in accordance with the requirements of the NPPF and Policy BE5 of the Kirklees UDP.



CONCLUSION

This document sets out the proposals for a high quality and locally inspired residential development of 19 natural stone dwellings which has been carefully considered through a comprehensive design process.

As set out within this document it is maintained that the character and appearance of the Golcar Conservation Area has informed the design proposals and as such a sensitive scheme has been created which will integrate well with the architectural characteristics of the area and knit together with the existing urban fabric of Golcar built into the hillside above the River Colne Valley.

The description of the design proposals demonstrates that good urban design principles have been applied in designing the layout and the houses and that the Building for Life 12 criteria have been followed in order to create a place where people want to live.

On this basis it is maintained that a grant of reserved matters consent is fully justified.



Planning Layout