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## Heritage Statement

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Replacement of Entrance Doors at  
2 and 2a Cobcroft Road  
Fartown  
Huddersfield  
HD2 2RU

Date : July 2017  
Ref : 1705  
Revision : One



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# 1. Introduction

- 1.1.** This application is to obtain planning consent to replace the existing front entrance doors at 2 and 2a Cobcroft Road, Fartown, Huddersfield HD2 2RU in order that they achieve and/or exceed the Decent Homes Standard and current building regulation requirements.

## 2. Existing Site

- 2.1.** The application building is a two storey terraced building containing two flats on Cobcroft Road. Flat 2 is visible from Cobcroft Road and Flat 2a is concealed as the entrance is through an alleyway and not visible from the road.
- 2.2.** The application building is within the Birkby Conservation Area. The surrounding buildings are of stone construction and the front doors are of varied styles, colours and materials.
- 2.3.** The existing doors are solid wood, with number 2 painted blue and number 2a painted grey.

## 3. The Proposed Works

- 3.1.** This application is to obtain planning permission to replace the existing front entrance doors with at 2 and 2a Cobcroft Road, Fartown, Huddersfield HD2 2RU in order that they achieve and/or exceed the Decent Homes Standard and current building regulation requirements.
- 3.2.** The replacement doors will be installed into the existing openings surrounds; no alterations will be made to the existing surrounds.
- 3.3.** The appearance of the replacement doors will be in keeping with those of the surrounding area in terms of colours and material which are a mixture of uPVC, composite and timber doors in varied colours. Therefore the proposals to the doors to 2 and 2a Cobcroft Road will result in minimal visual change to the building, surrounding area and its impact on the conservation area. This is in accordance with the objectives of conservation for alterations to existing buildings to respect the existing buildings in terms of materials, style and appearance.
- 3.4.** The units will be installed and positioned to maintain the existing depth of reveals to ensure the detailing and appearance does not alter the existing character of the building.

## 4. Planning Policy

### 4.0. The National Planning Policy Framework 2012 (NPPF)

The National Planning Policy Framework 2012 (NPPF) sets out the Government's planning policies and how these are expected to be applied. Several sections are relevant to the proposals at St Alban's Croft.

### 4.1. The NPPF It makes clear that local authorities should adopt proactive strategies to mitigate and adapt to climate change and, to support the move to a low carbon future, local authorities should actively support energy efficiency improvements to existing buildings.

#### 4.1.1. Policy 7 states that: *'There are three dimensions to sustainable development: economic, social and environmental.'*

#### 4.1.2. Policy 12 states that: *'...at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.'*

#### 4.1.3. Section 65; states *'...planning authorities should not refuse planning permission for buildings...which promote high levels of sustainability because of concerns about incompatibility with an existing townscape if those concerns have been mitigated by good design...'*

#### 4.1.4. Section 95; it states that Local Planning Authorities should *'...actively support energy efficiency improvements to existing buildings.'*

## 5. Conclusion

### 5.0. The proposed works will improve the living conditions of the residents therein, through improved thermal properties.

### 5.1. Whilst achieving these improvements, the proposed doors will be in keeping with the buildings in the area in terms of colours, style and materials and will therefore not impact on the character of the area.



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## Contact details

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