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HERITAGE IMPACT
ASSESSMENT

ERECTION OF DETACHED DWELLING ON LAND ADJACENT TO 102 DUNFORD ROAD, HOLMFIRTH.

Ref: 2562

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CONTENTS

PAGE NO

<i>CONTENTS</i>	<i>i</i>
<i>SECTION 1: INTRODUCTION</i>	<i>1</i>
<i>SECTION 2: LOCATION AND SITE DESCRIPTION</i>	<i>1</i>
<i>SECTION 3: THE PROPOSED DEVELOPMENT</i>	<i>3</i>
<i>SECTION 4: CONCLUSION</i>	<i>4</i>

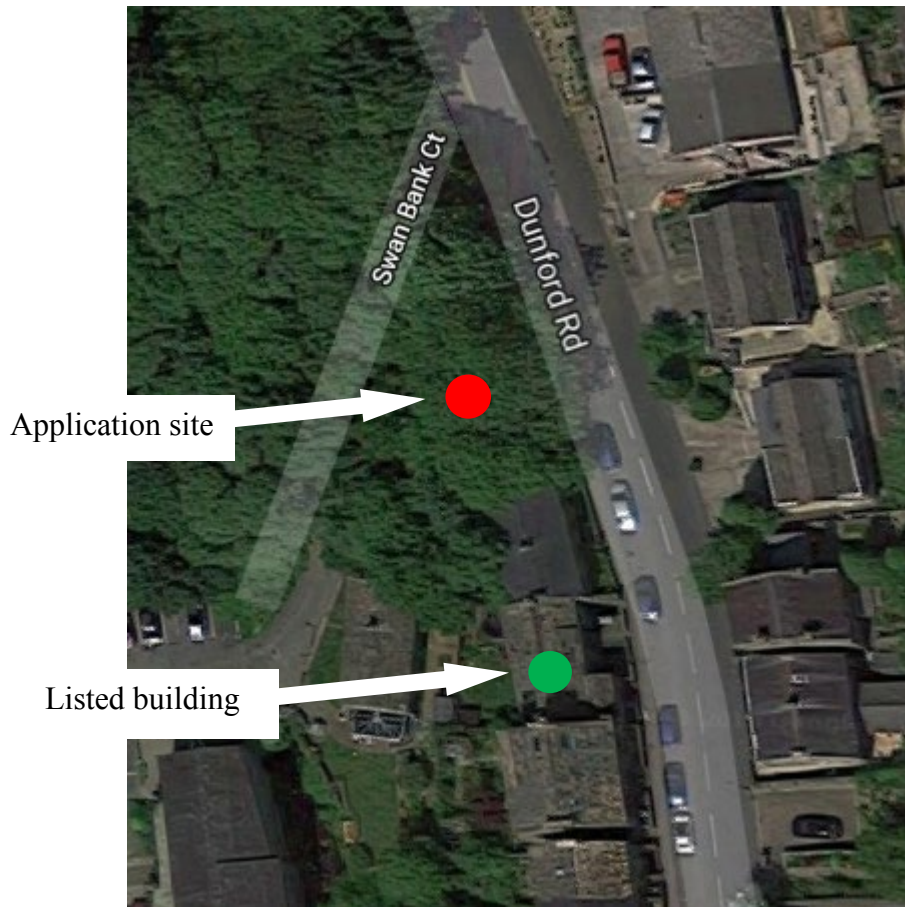
SECTION 1 -INTRODUCTION

- 1.1 This Heritage Statement has been prepared to support an outline planning application for a detached dwelling, with dedicated parking areas for the adjoining cottages on land off Dunford road. This is an outline application with all matters reserved.
- 1.2 The site is identified as being adjacent to the Underbank conservation area in the Kirklees Unitary Development Plan and the emerging Local Plan.
- 1.3 The application site covers an area of 0.048 hectares and is currently undeveloped.

SECTION 2 - LOCATION AND SITE DESCRIPTION

- 2.1 The site is approximately 450m to the south-east of Holmfirth Town Centre. The site falls within a linear settlement that extends from Holmfirth Town centre along Dunford Road.
- 2.2 The site comprises undeveloped rough-land, with poor specimen trees.
- 2.3 Access to the site is taken directly from Swan Bank Court, which joins Dunford Road.
- 2.4 Adjacent to the site is a row of terraced cottages. One of the cottages close to the site is grade II listed.

Photo 1: Application Site



- 2.5 The site has a retaining wall to Dunford Road, and slopes down to Swan Bank Court.
- 2.6 To the north of the site is an area of woodland. To the east are semi detached dwellings constructed circa 1970. These houses are built from concrete bricks, random stone infill, with timber dormers and concrete ridged interlocking tiles. To the south of the site are stone terraced houses, which are two storeys to the east and three to four to the west. To the west of the application site is more woodland.
- 2.7 The site is within Underbank Conservation area. Paragraph 189 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 2.8 Paragraph 190 sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including any development affecting the setting of a heritage asset).

- 2.9 Paragraph 193 explains that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).
- 2.10 Paragraph 200 of the NPPF sets out that local planning authorities should look for opportunities for new development within a Conservation Area, and with the setting of heritage asset, to enhance or better reveal their significance.
- 2.11 Appendix 1 of the Kirklees Unitary Development Plan provides character assessments for the conservation areas in Kirklees. For Underbank it states: - *Continuation of development on steep hillside from Holmfirth Town Centre. Stone built closely knit terraced houses stacked one above the other linked by narrow roads, paths and stone retaining walls.*
- 2.12 The Underbank conservation area has a distinctive character resulting from a combination of dense development, on steep slopes, built from stone with stone retaining walls.
- 2.13 The adjacent listed building at 106 & 112, has a listing text which reads - *"Terrace. Mid C18 with mid to late C19 alterations. Hammer dressed stone. Quoins on west elevation. Stone slate roof. Five stone stacks. Two storeys to east. Four storeys to west. West elevation: symmetrical facade. Ground floor: two 4-light double chamfered stone mullioned windows. First floor: two 3-light double chamfered stone mullioned windows and two 2-light windows. Second floor: two 3-light windows. Third floor: one 4-light, one 3-light and two 2-light stone mullioned windows. East elevation: mid C19 with later addition to left."*
- 2.14 The site is located approximately 10M from the listed building at the closest point. The listed building is a mid terrace and therefore has only a front and rear elevation, neither of which face onto the proposal site. the west elevation is only visible from Swan Bank Court.

SECTION 3 - PROPOSED DEVELOPMENT

- 3.1 The proposal will see the development of an empty plot directly adjacent to the conservation area. The indicative layout submitted shows a detached plot on the site, with associated parking. The proposal is based on a dwelling, with 3 storeys onto Swan Bank Court, and 2 floors towards Dunford road. Only 1 floor will be fully visible from the road due to the sites sloping nature, and the dry stone boundary wall.
- 3.2 The indicative layout shows the building running parallel to Dunford road, which reflects the urban grain of the surrounding area. The site already

has a large stone retaining wall which is to be kept as part of the proposal. The proposal will see a building built from natural stone, with artificial stone slates to match the vernacular of the area. At this time the application is only outline so the detailed design of the house is to be agreed at reserved matters stage.

- 3.3 The proposal shows designated parking bays off Swan Bank Court. These parking bays will be finished in tarmac with and retaining walls constructed from stone. By having parking to the rear we aim to remove cars from the busy Dunford road, improving highways safety and visual amenity of the area.

SECTION 4 - CONCLUSION

- 4.1 We conclude that the proposed development will not have any detriment on the adjacent conservation, or any negative impact on the setting of the nearby listed building. The listed building will still be visible from both aspects and the proposal will not change this at all. The site itself is surrounded by various modern developments constructed from materials which are incongruous with the area. We feel a new high quality development, constructed from appropriate materials, would complement the adjacent conservation area and listed building.