

Consultation Response from KC Conservation and Design
2019/92754 1, Quarry Road, Westtown, Dewsbury, WF13 2RZ
Demolition of existing dwelling and erection of detached dwelling
Date Responded: 25.11.19 Responding Officer: Sue Oakley Responding Ref:

1 Quarry Road is a late C19 detached dwelling on a hillside location alongside the main A644 Huddersfield Road from Dewsbury to Huddersfield and adjacent to the Grade II listed St Matthews Centre, a Gothic Revival church constructed in 1848. The boundary of the church grounds is directly adjacent to the gable wall of the existing dwelling at 1 Quarry Road and runs along the side of the garden towards the south east.

The existing dwelling is two storeys in height and traditional in design, with a simple pitched roof and a chimney stack on each gable, symmetrical window apertures and a central doorway on the south east elevation, with very few opening on the other elevations. The external finish is white painted coursed stone. A number of large cracks are evident in the external walls and the gable has been braced with scaffolding.

The proposed replacement dwelling is three storey in height on the north west elevation and four storeys on the south east elevation due to the topography of the site. The footprint of this building is significantly larger than the existing dwelling, with a gabled projection to the south east and varying roof pitches.

When viewed from Huddersfield Road, the existing dwelling is in proportion with the surrounding houses and although it is set further up the hill than the church and partially screened by trees, this simple C19 house sits comfortably within the setting of the church.

I have concerns about the scale of the proposed dwelling which is taller than the surrounding dwellings. Although the proposed blue slate roof and natural stone walling is typical of the local area, I consider that the mixture of roof pitches, height and scale of the dwelling, window configurations and balconies along with the use of artificial stone, will sit uncomfortably next to the listed church. I consider the proposed dwelling in its current form to cause less than substantial harm to the setting of the church.

I have no objection to a proposal that would enhance the setting of the listed building and I would welcome a revised scheme that considers the setting of the heritage asset and reflects the local character in this area. I would suggest that consideration is given to a smaller two storey building with a less complex design and traditional window configurations.

I would also welcome a heritage statement which assesses the impact of this proposal on the listed church and ensures that there is no harm to the setting of the heritage asset. Reference should be made to the NPPF Chapter 16, in particular paragraph 194 which states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Paragraph 196 should also be referred to, along with Policy LP35 of the Kirklees Local Plan.