

April 2020

PLANNING,
HERITAGE
STATEMENT

EXTENSION TO DETACHED DWELLING AT 4
KAFFIR ROAD, EDGERTON, HUDDERSFIELD.

Job Ref: 2645



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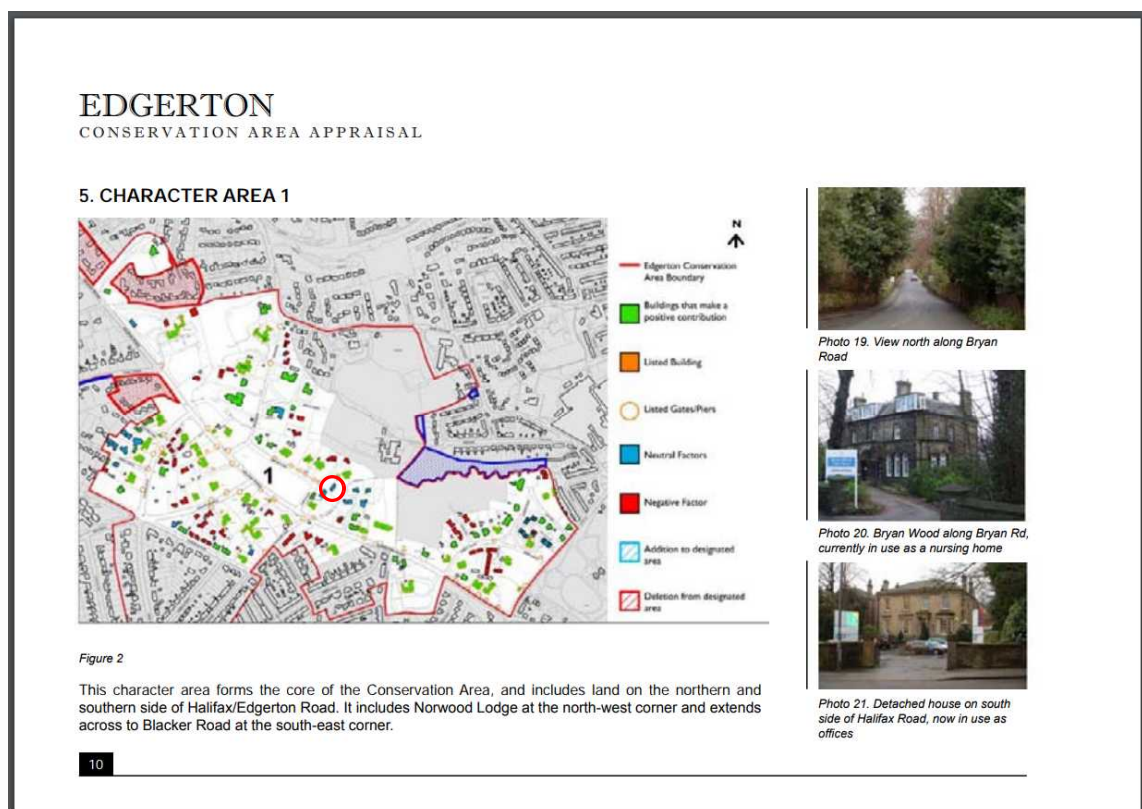
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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the extension to a detached dwelling at 4 Kaffir Road.
2. The proposed development falls within Edgerton Conservation Area, and therefore in accordance with paragraph 189 of the National Planning Policy Framework (NPPF) *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected”*

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRIPTION.

3. The application relates to a detached dwelling, at 4 Kaffir Road. The dwelling was constructed approximately 30 years ago. The dwelling is built from natural stone, with blue slate roof, and stained wooden window frames.
4. The site falls within Edgerton Conservation Area, Character Area 1. The surrounding buildings were all originally dwelling houses when constructed for wealthy traders and merchants of the town. Over the years some of these larger houses have been converted to form apartments, schools and residential institutions.
5. The site is located on the corner where Kaffir Road takes a sharp 90 degree turn, approximately 90m from Edgerton Road. Surrounding the building is a mix of varied traditional styles with houses built from the 18th to 19th Century – some with listed status. There are a few newer examples of residential development around the building. Below is a map taken from the Kirklees Edgerton Conservation Area Appraisal.



(Edgerton Conservation Area Appraisal, 2007)

6. The above map shows the application site roughly highlighted with a red circle. The house is coloured in blue meaning it is identified as a 'neutral factor' to the character area. The Council's Conservation Area Appraisal explains these neutral factors: *"There are examples of modern infill development or extensions which are of an appropriate scale and well-integrated within the townscape... Whilst these buildings are not considered to make a positive contribution to the character and appearance of the designated area, neither do they have a negative impact on the area."*
7. There are some mature trees on the site so this application has been submitted with a supporting tree survey to assess any potential impact the proposals would have on them.
8. The Kirklees UDP Appendix 1 sets out the Conservation Area as being *"Large residential suburb of Huddersfield characterised by mature planting in association with stone built nineteenth century villas generally in extensive grounds with gate piers and boundary walls being significant features. "*
9. The house is not listed.
10. The house is typical of the 1980's period with a traditional pitched roof and gable ends. To the north of the building is an attached double garage with a lower asymmetrical pitched roof. The dwelling sits with its own spacious grounds.
11. Planning permission was granted for two storey and first floor extensions in December 2008 (Ref: 2008/91525)

Fig 1. Front of dwelling



Fig 2. Rear of dwelling



SECTION 3: PROPOSED DEVELOPMENT

12. This planning application seeks to change the use of the double garage to the north of the dwelling to a dining room and snug, and extend that part of the building to the rear, and introduce bedrooms above the garage. The proposals seek to extend the main building to the south, and extend to the west with a single storey triple garage.
13. The extensions will be constructed in course natural stone and blue slate to match the existing. Stone heads, cills and mullions will be provided to new openings to match the existing, and it is proposed that a string course be provided at 1st Floor Level.

SECTION 4: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

14. The site is identified within Kirklees Local Plan as being within Edgerton Conservation Area which contains various listed and unlisted properties. The property at 4 Kaffir Road is identified in the Conservation Area appraisal as being a 'neutral factor' to the area.
15. The Local Plan sets out in Policy LP35 in part 3 that "...Consideration should be given to: (b) ensure that proposal within Conservation Areas conserve those elements which contribute to their significance."

16. The supporting text explains in 14.15 that “A number of Kirklees’ Conservation Areas have Conservation Area Appraisals which identify those elements which are considered to contribute to their special or architectural or historic interest.”
17. The proposed development will have minimal impact on the Conservation Area. The proposal will see the existing dwelling extended sympathetically. The proposals are similar to those previously approved, with a slightly larger foot print, but with less upper floor development.
18. The proposal does not seek to change the rhythm of the area and keeps the grain of large properties in generous plots.

SECTION 5: CONCLUSION

19. The proposed development will not impact upon the character or the setting of the Conservation Area.