

Consultation Response from KC, Conservation and Design
2020/91919 The Co Operative Food, 19, Northgate, Almondbury, Huddersfield, HD5 8RX
Demolition of existing supermarket and erection of block of 5 flats with associated parking (within a Conservation Area)
Date Responded: 16.10.2024
Responding Officer: Sue Brooks
Responding Ref:
<p>Following our previous consultation responses dated 21 August 2020 and 27 September 2021, amendments have been made to the application and the Conservation and Design Team has the following comments:</p> <p>The revised drawings show a two-storey building with pitched roofs to the most prominent elevations, stone external walls and pairs of mullioned windows in a traditional configuration. The design and height of the building reflects the scale and character of the surrounding buildings within the conservation area. It is set back from the main road in a similar position to the existing building so that it does not dominate the street, although historically there were terraces close to the footway on this site. We still have concerns about the expanse of car parking on the front boundary which does not create an attractive street scene and feel that this would be more appropriate to the rear or side of the building. If this is not an option, we would recommend that low stone walling is retained on the front boundary, with soft landscaping to reduce the impact. Landscaping proposals should be submitted by condition.</p> <p>As before, we support the use of natural stone on all elevations, along with stone window surrounds and string courses which have been added to the drawings. The finish and type of external stonework should be submitted for approval by condition. We would recommend a fair faced natural stone or similar for the coursed external walling, ashlar stone for the window surrounds and mullions, and ashlar gutter corbels (not shown on the drawings). We would suggest that the external materials for the new dwellings at 3 and 5 Westgate in Almondbury are used for reference.</p> <p>We would recommend that stone slates are used for the roof covering, laid in diminishing courses, as this is the most appropriate material in this setting, given that this is the predominant roofing material in the Almondbury Conservation area and the proposed building is in close proximity to a Grade II listed building. Material samples should be submitted for approval.</p> <p>The window design on the façade has been improved, and we would suggest that the southernmost ground floor flat could have a separate entrance to break up the elevation and reflect the character of the surrounding terraces. The first floor above this could have a small window to break up this part of the elevation. Window and door details should be submitted for approval by condition.</p> <p>We consider that the demolition of the existing building and sensitive redevelopment of the site would be an enhancement. This is a good opportunity to enhance a prominent site within the conservation area and there are clearly public benefits in providing housing and improving this site, and we support a residential scheme in principle. It is important that the replacement building and landscaping respect the local character of the townscape and maintain local distinctiveness as required by LP24 and LP35, without harming the setting of the nearby listed buildings. We feel that the revised proposal goes some way towards achieving this.</p> <p>The Conservation and Design Team has no objections to the proposal in principle, subject to the comments and recommendations above.</p>