

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 6 flats with associated parking (within a Conservation Area)		
Date Responded: 27.9.21	Responding Officer: Sue Brooks	Responding Ref:
<p>Following receipt of amended plans, the Conservation and Design Team have the following comments:</p> <p>The revised drawings show a two-storey building which we consider to be acceptable as this reflects the height of most buildings within its setting. However, the revisions do not address our previous concerns. The design of then building, with truncated gables, flat roofs and extensive render, does not reflect the character of the surrounding buildings and conservation area, with the prominent south-east elevation being particularly harmful.</p> <p>As before, we support the use of natural stone, but no details have been submitted, including the finish and type of stone, window surround details or gutter corbels. The extensive use of render is not characteristic of the area and should be omitted on the prominent elevations and reduced or omitted on the less prominent elevations.</p> <p>The window design on the façade has been improved, although limited detailing has been submitted and this elevation still retains large areas of blank walling and a lack of interest. Simple iron railing balconies have been proposed instead of glass balustrades and this is an improvement.</p> <p>The design and access statement considers the building to be in keeping with the local area, providing an enhancement, but it does not elaborate on this or give justification for the extensive use of render, the use of truncated gables and flat roofs. The character of the surrounding area does not appear to have been explored and considered sufficiently in this proposal.</p> <p>LP35 states that ‘proposals shall maintain local distinctiveness’ and LP24 states that ‘the form, scale, layout and details of all development shall respect and enhance the character of the townscape, heritage assets and landscape’.</p> <p>The heritage statement notes that the proposal will not cause substantial harm to the heritage assets, and I would agree with this. However, it also states that the proposed scheme will have no impact on the conservation area or nearby listed buildings and will fit seamlessly within the conservation area. Although it is an improvement on the existing building, the design and layout lead to less than substantial harm to the character of the conservation area by the use of render, the design of the visible elevations and the roofline, along with the expanse of tarmac on the front boundary which does not create an attractive street scene. The proposal does not respect or enhance the character of the townscape or the setting of the nearby listed buildings.</p> <p>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 I support a residential scheme in principle. However, the design of the building should be amended to reflect the local character, with the layout of the site re-designed to reflect the surrounding street scene and character.</p> <p>The Conservation and Design Team are unable to support this proposal in its current form.</p>		