

Heritage Statement

Proposals for the erection of detached garage with first floor to create dwelling forming annex accommodation associated 81, Huddersfield Road, Meltham, Holmfirth, HD9 4AF (within a Conservation Area)".

April 2021

1.0 Introduction

1.1 This statement has been prepared in support of an application to provide a double bay garage and first floor annex living accommodation (located in the garage loft space) associated with the existing domestic property at Croft House, 81 Huddersfield Road in Meltham.

1.2 The proposed living accommodation is required as an extension to the existing dwelling and will remain in one single ownership.

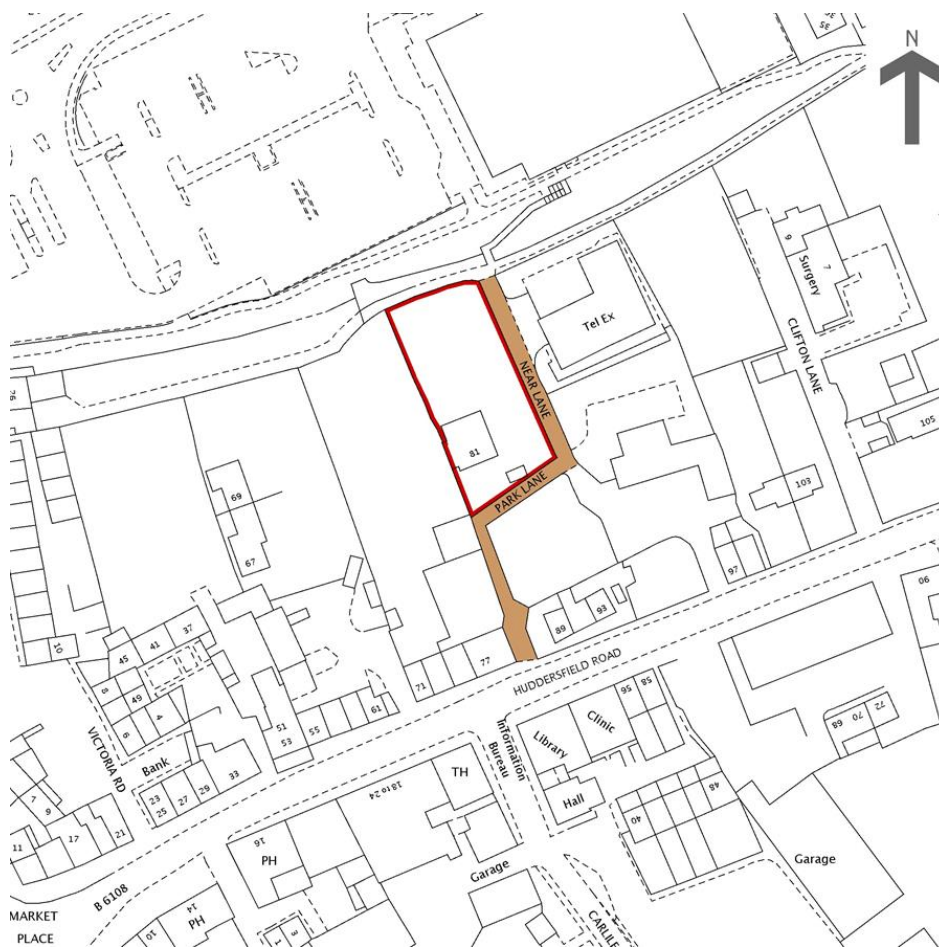
1.3 The proposed annexe accommodation is required for an elderly member of the family who requires care and day to day assistance which will be provided by the family.

1.4 Approval is sought under a full planning application and this statement should be read in conjunction with the associated planning application drawings.

1.5 Planning consent for a garage and loft room of similar size, height and massing was gained under planning application reference 2017/62/92289/W. Therefore the principal of a garage structure in this location has been established and this application seeks a change of use from storage to living accommodation within the loft space.

2.0 Location

2.1 The site is located at the end of Park Lane off Huddersfield Road in the centre of Meltham. The location plan below highlights the property boundary and its proximity to the centre of the town and its surrounding area.



Location plan

3.0 The Proposals

3.1 The proposals include for the replacement of a single bay metal garage located at the side of the property which is accessed via a private lane namely Park Lane. The proposed new garage located in the same location as the existing metal garage, would be a double bay garage with annexe living accommodation in the loft space above.

3.2 This report will assess the scale and mass of the proposed development in relation to the existing house and grounds and the impact on the Conservation Area.

4.0 Planning Policy

4.1 Assessment in preparing for this report, local and national planning policies have been considered.

The relevant national policies are:-

The National Planning Policy Framework

NPPF 7 - Requiring good design

NPPF 12 - Conserving and enhancing the historic environment

4.2 The relevant local policies within the amended Kirklees UDP are:-

BE1 & 2: Quality of Design

BE5: Conservation Areas

BE11: Building Materials

BE13: Extensions to Dwellings

“Design is expected to be of a high standard to ensure that the proposals both preserve and enhance the character and appearance of the conservation area”

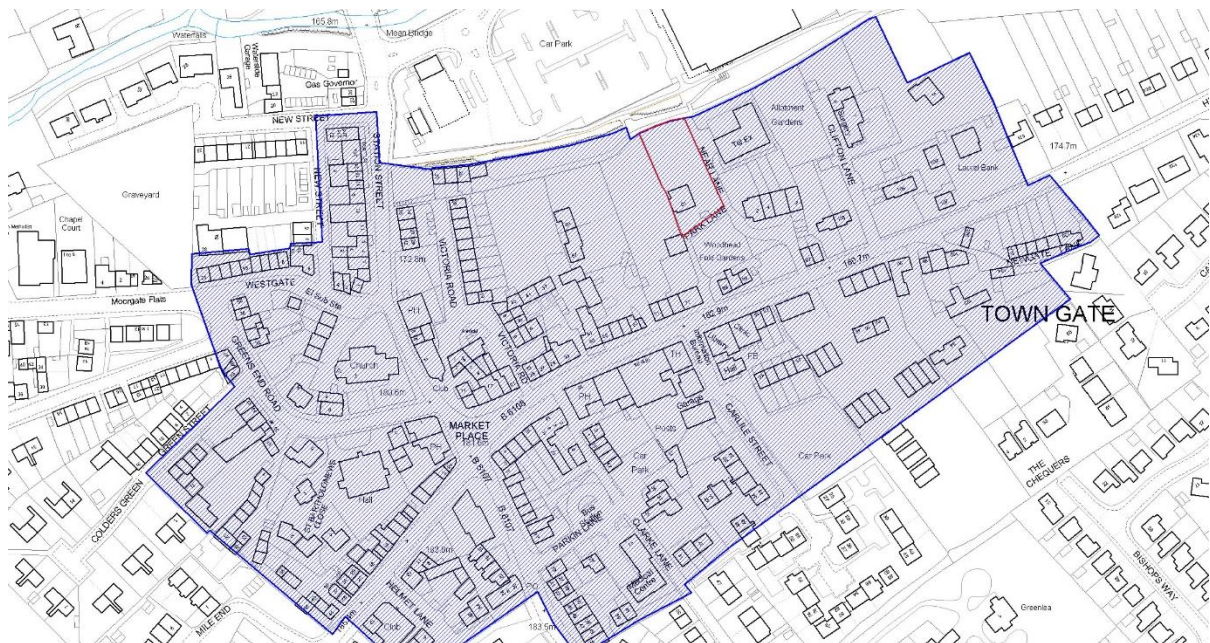


1938 Map

5.4 The map of 1938 shows that Meltham hasn't changed significantly since the railway was constructed. The last regular rail passenger service to the town was on 21st May 1949. The station closed completely on 3rd April 1965. The station has long gone and is now occupied by a Morrisons supermarket and the only surviving features are the railway cutting/embankments, original footbridge base and the railway ticket office/station masters house. Near Lane that runs along the eastern boundary of the site would have been the main pedestrian route to the railway station for people approaching from the south.

5.5 Craft House built in 1840 is a good example of late Georgian/early Victorian architecture. It is thought that the house was originally a small farm; the name "croft" meaning farmstead. The house was left delict from 2012-2014 in which time it was subject of vandalism and neglect. The current owners have brought the property back into use refurbishing the internal features and improving the external grounds.

6.0 Conservation Area



Meltham Conservation Area

6.1 The site lies within the Meltham Conservation Area, as designated on the Kirklees Council website and as such any development proposals require full planning approval and as part of this process a heritage impact assessment is required. The extract plan from Kirklees Council shows that the property highlighted in red is located with the designated conservation area (blue hatched area).

7.0 Conservation Area Character Assessment

7.1 The conservation area boundary encompasses the historical heart of the town with a mix of buildings originating from the early 17th, 18th and 19th centuries. The character of the area is one of predominately stone buildings with stone slate roofs either side of Huddersfield Road (formerly known as Towngate). The buildings are mainly commercial properties along Huddersfield from the Carlisle Institute building up to Market Place. Beyond this the properties being predominately private residential terraced dwellings.

7.2 The site lies on the northern boundary of the conservation area which follows the original railway embankment/cutting. The property, set back from Huddersfield Road is hidden from view on most sides by a mature tree line along its boundary and the landscaped green square of Woodhead Fold Gardens located to the south of the property. A private lane (Park Lane) provides the access to a stone cobbled yard and the house beyond. The property is bounded to the east by Near Lane, a private access track to the north, Park Lane to the south and a private paddock to the west.

7.3 The property is surrounded by either its own grounds or open paddock space. The nearest dwellings are 23.5 metres to the east, 39 metres to the south and 48 metres to the west.

7.4 Croft House which was built in 1840 is not listed, however it provides a good example of late Georgian early Victorian architecture and makes a positive contribution to the overall conservation area setting. The large gardens (which amount to approximately 1251sqm/0.31 acres) surround the house on three sides and provide a suitable setting for the stature of the house in contrast to the mainly terraced properties that line Huddersfield Road.

7.5 There are a number of mature trees that line the boundary of the site and within the surrounding area together with the open landscaped squares of Woodhead Fold Gardens giving this part of the Conservation Area a unique green character. There is an existing TPO on a mature sycamore tree within the site boundary (marked T1 on the site plan).



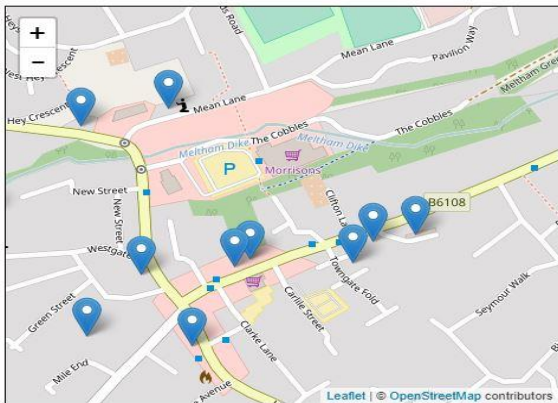
The Carlisle Institute



Meltham Town Hall

7.6 There are a number of Listed Buildings that set the character of the original high street all being of natural stone with slate pitched roofs. Park Lane is directly opposite the more imposing civic buildings of The Carlisle Institute and the Town Hall.

7.7 There are a number of Listed Buildings in close proximity to Croft House, which are all located on or just off Huddersfield Road. The listed buildings are 17th or early 18th century stone terraced cottages or weaver houses. However Croft House being in an isolated pocket does not impact on their setting.



Listed Buildings in Meltham

8.0 Key Views

8.1 The following photographs have been taken at the key vantage points along the pedestrian approaches to Croft House and associated grounds.



View from Park Lane/Huddersfield Road



View from Near Lane



View from Mean Lane

9.0 Assessment of Impact / Justification of Development

9.1 The key pedestrian approaches to the site show that Croft House does not occupy a prominent location apart from Mean Lane/Morrison's car park and therefore the proposed garage and annexe living accommodation development will not be prominent.

9.2 The view of the proposed garage from Park Lane / Huddersfield Road is offset from the house so not to affect the prominence of the side elevation of the house. Furthermore the garage would be partially hidden by the mature tree line of Woodhead Fold Gardens that lies to the south of the property.

9.3 The grounds to Croft House are lined with mature trees and shrubs that obscure any direct views to the house and thus the proposed development will have limited visual impact on the character of the Conservation Area.

9.4 There will be no harm to the Listed Buildings or their setting as the result of the proposed development. The site is set back from Huddersfield Road at the end of Park Lane and obscured from view by the row of terrace houses (89 – 93 Huddersfield Road) that front onto the main high street.

9.5 The garage has been offset in relation to the main house so not to have a visual impact on the front or side views of the house. The garage would have a ridge height of approximately 5 metres from ground floor level datum.

9.6 It is the intention that the garage structure should be subservient to the original house. Croft House should remain the dominant structure therefore the massing has been kept to a single storey with the living accommodation located in the roof space of the building.

9.7 There is an extant planning consent for a double garage and loft room under planning approval 2017/62/92289/W which included the construction of a side extension to the main house. The construction of the side extension has now been completed under phase 1 of the works and the garage structure is planned to be commenced later this year. A lapsed planning approval for a double bay garage on the property was consented under Planning Application no. 2010/62/90810/W2.

9.8 The layout of the living accommodation includes for an open plan bedroom with ensuite, kitchen and lounge area. A micro kitchen provides sufficient facilities for reheating meals but it is the intention that the main meals will be prepared in the main dwelling. Similarly laundry facilities will be provided in the main house. A shower room/ensuite facility is provided as part of the layout with a full bathroom room facility (with a bath) can be utilised in the main house.

9.9 There are no overlooking/privacy issues with neighbouring properties as the windows look out onto the main garden grounds and Woodhead Fold Gardens. The rear windows to Nos. 89, 91 & 93 Huddersfield Road are some 28-29 metres away and are obscured from view by a mature band of trees that line Woodhead Fold Gardens and Park Lane.

9.10 Park Lane is a private road and does not form part of the public footpath route that runs along Near Lane. Therefore views from the public footpath and Woodhead Fold Gardens are limited.

9.11 The design of the garage seeks to use similar materials to the main house with a palette of natural stone, timber and stone roof slate; all materials that are vernacular to the area and sympathetic to the existing house. It is the intention that the garage building would have an "outbuilding" appearance similar to stables or farm buildings with the stone cladding being of a pitched face appearance. It is proposed that the new garage replaces the unattractive utilitarian metal garage with a structure that is more in keeping with the setting of Croft House.

9.12 The annexe living accommodation in the roof space is deemed necessary to provide independent living accommodation for an elderly member of the family who requires daily care provided for by the family members.

10.0 Conclusion

10.1 It is our opinion that the proposed development does not adversely impact on the Conservation area in terms of scale, mass and appearance and the principle of scale and materials has already been established by the extant planning consent 2017/62/92289/W.

10.2 The removal of the metal garage and being replaced by a building that is more in keeping with the character of the area would be an enhancement to the Conservation Area.

10.3 The high quality of the proposed design and use of materials for the garage have the ability to enhance the Conservation Area.