

Heritage Statement

Proposed balcony 2a Royds Avenue, Linthwaite
HD7 5QU.



Feb 2022.

Heritage Statement

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1.0 Context

- 1.1 This statement has been prepared to accompany planning application for a balcony at 2A Royds Avenue, Linthwaite HD7 5QU.
- 1.2 The application site lies within the conservation area of Linthwaite but outside of the green belt as defined in Kirklees LDF – plans of both are appended to this statement.
- 1.3 The dwelling was built by the applicant around 40 years ago whilst he was living at the adjacent property of 669 Manchester Road.
- 1.4 Provision was made for the pillars to support the balcony many years ago, but the works were never pursued by the applicant who is now less mobile and so the accessible outside space will be of high value to him.

2.0 Amount, Scale, Appearance and Layout.

- 2.1 The existing dwelling is modern in relative terms, compared to many within the conservation area of Linthwaite and comprises of concrete tiles, stone walls and pvc windows, does not really have a positive contribution to the conservation area.
- 2.2 The proposed balcony will be accessed from a single door from the first floor dining area where the remainder of the living space is located.
- 2.3 The balcony will have a footprint size of approximately 3.5m x 1.7m and will be lightweight steel construction with support posts extending up from the existing pillars.

The infill balustrade will be vertical steel bars and all the steel will be painted black to match the railings along the frontage in both design and colour.

- 2.4 The balcony is moderate in size so as not to enable large numbers of people to occupy it and is a sufficient distance away from neighbouring properties so as not to invade their privacy.

3.0 Access.

- 3.1 Vehicular and pedestrian access to the dwelling and parking will remain as existing.

4.0 Heritage Impact Assessment.

- 4.1 The existing dwelling does not contribute positively to the conservation area and the new balcony cannot be seen from Royds Avenue, and due to the lightweight nature of the materials, barely be noticeable from Manchester Road and so will not affect the conservation area of Linthwaite.

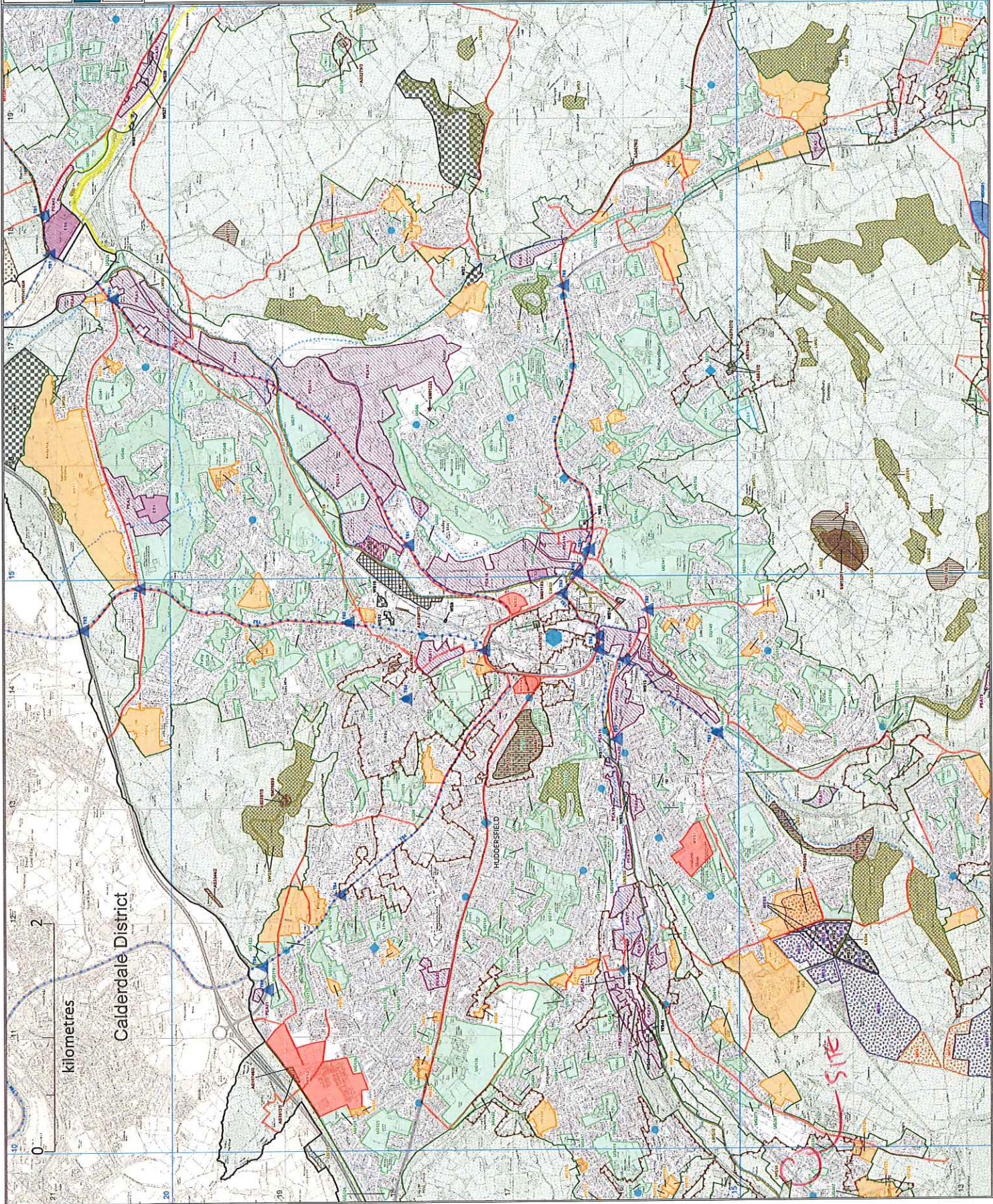
Appendix A

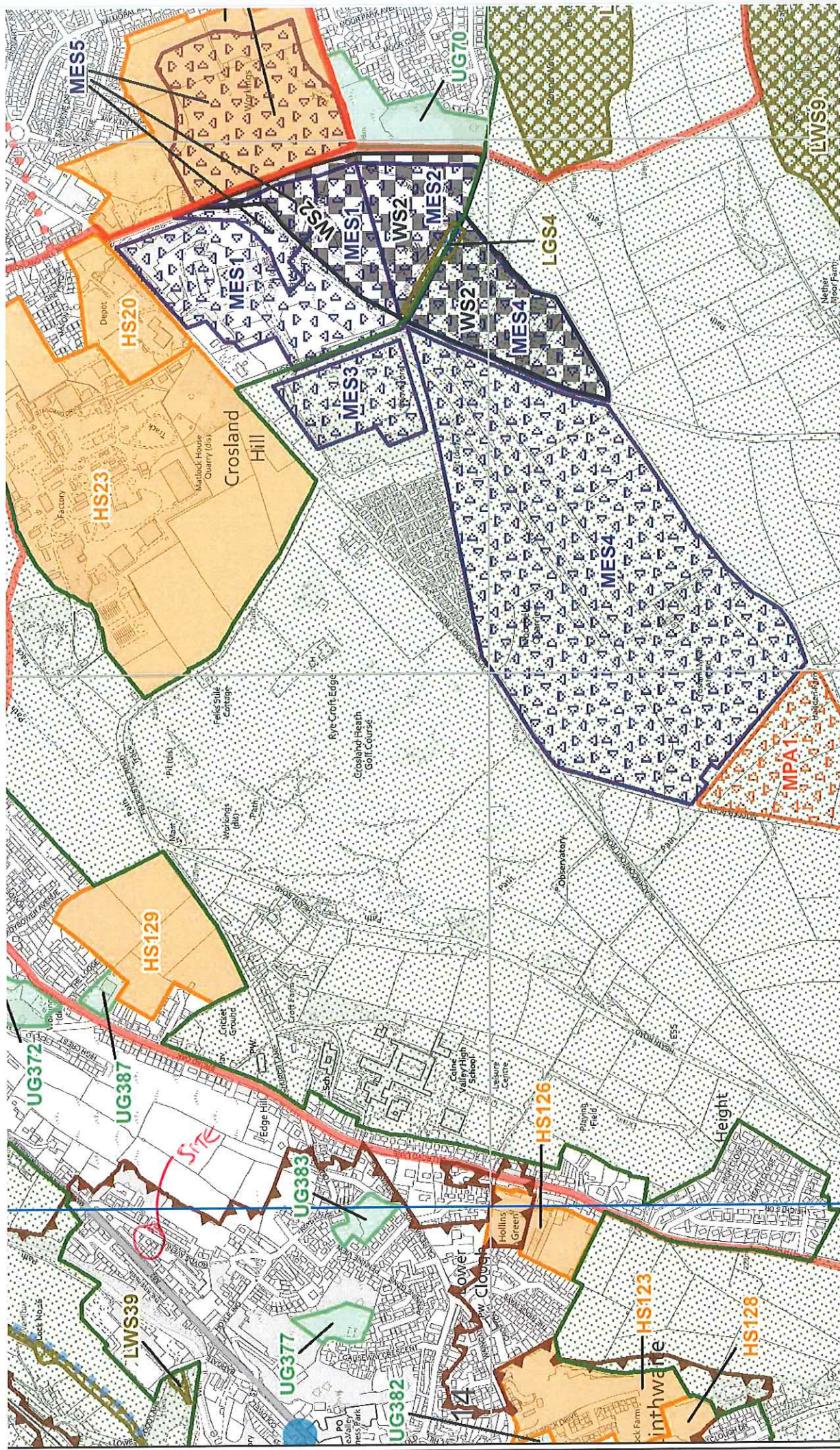
Extracts from KMC Local Plan.

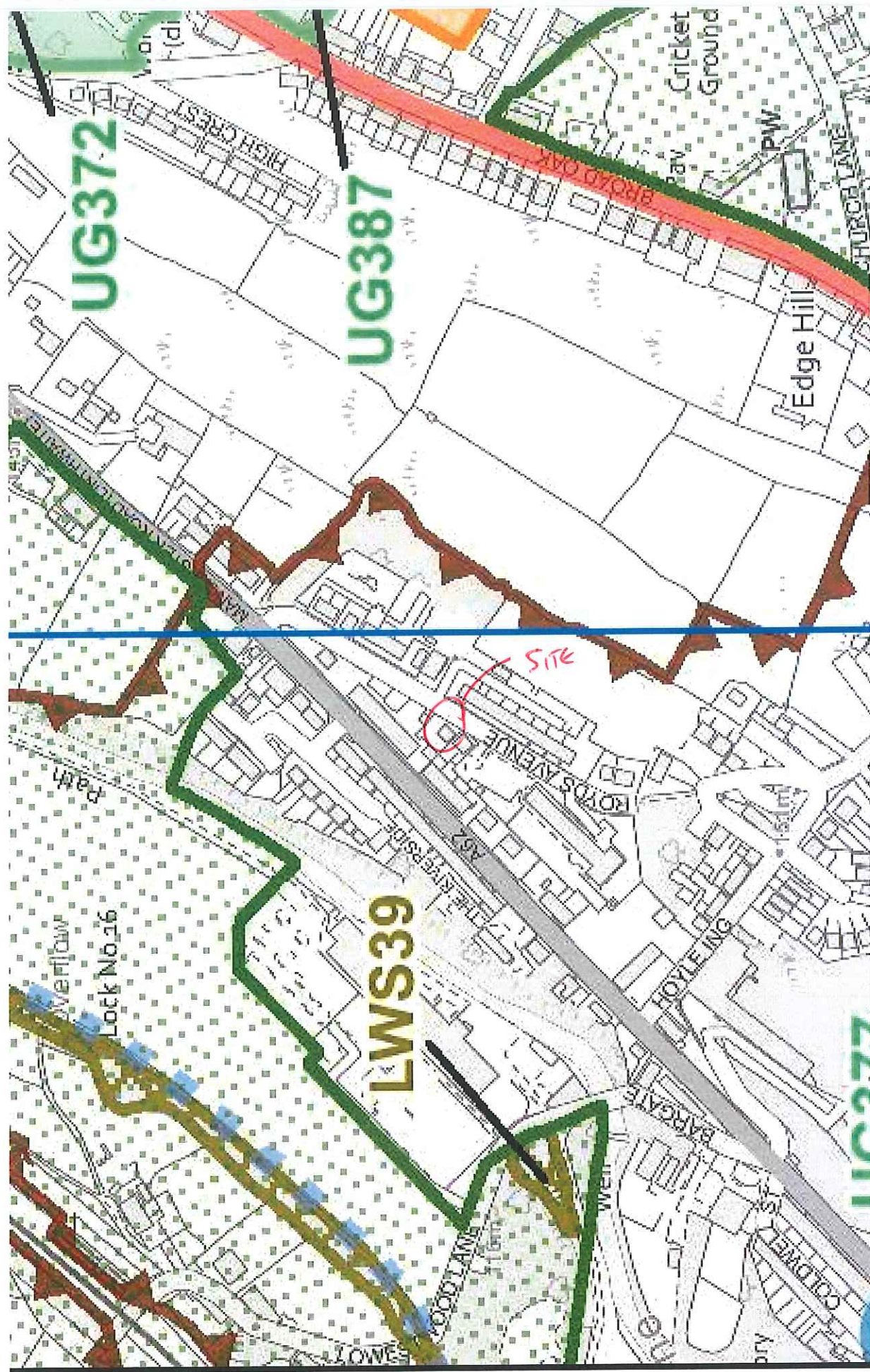
Huddersfield

Policies Map Kirklees Local Plan - Adopted 27 February 2019

- Green Belt and Green Space**
- Green Belt
 - Strategic Green Infrastructure Proposal (SGIP)
 - Urban Green Space (UGS)
 - Local Green Space (LGS)
- Housing, Employment & Other Significant Development**
- Housing, Employment & Other Significant Development
 - Employment (E3)
 - Priority Employment Areas (PEA)
 - Housing (H5)
 - Mixed Use (MUS)
 - Land at Staircase Hall (MG03)
 - Cycling And Travelers & Travelling Showpeople (CTTS)
 - Sequestered Land (SLS)
- Heritage Assets**
- Archaeological Sites (Class 2) (A5)
 - Conservation Area
 - Registered Built Heritage (RBH)
 - Registered Parks and Gardens (RPG)
 - Scheduled Monuments (SM)
- Minerals & Waste**
- Minerals Areas of Search (MAS)
 - Mineral Extraction Sites (MES)
 - Mineral Preferred Areas (MPA)
 - Mineral Infrastructure (MI)
 - Waste Site (WS)
 - Waste Site (Sequestered) (WS)
- Natural Environment**
- Peak District National Park
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)
 - Local Wildlife Site (LWS)
 - Local Geological Site (LGS)
 - Dark Peak Nature Improvement Area
- Shopping Centres**
- Principal Town Centre
 - Town Centre
 - District Centre
 - Local Centre
- Transport**
- Highways England Transport Scheme
 - Core Walking, Cycling and Riding Network
 - Proposed
 - Transport Scheme (TS)
 - Local Improvement
 - Committed Transport Improvement Scheme Note
 - Notified to Transport to Local & North Yorkshire Growth Zone
- Map Information**
- Map scale: 1:15,000 @ A1
 - © Crown Copyright and database right. Ordnance Survey 100019141
 - Kirklees Local Planning Authority: Index to (A1) Map Sheets
 - Area administered by Peak District National Park Authority







Appendix B

Photos.





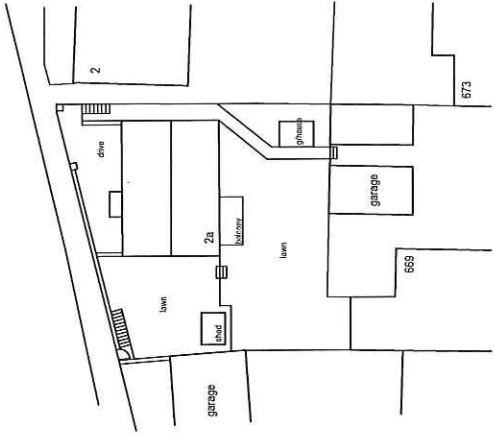
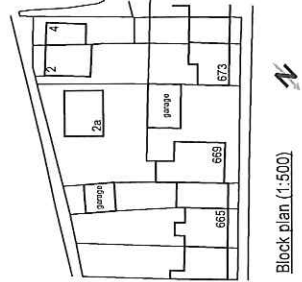
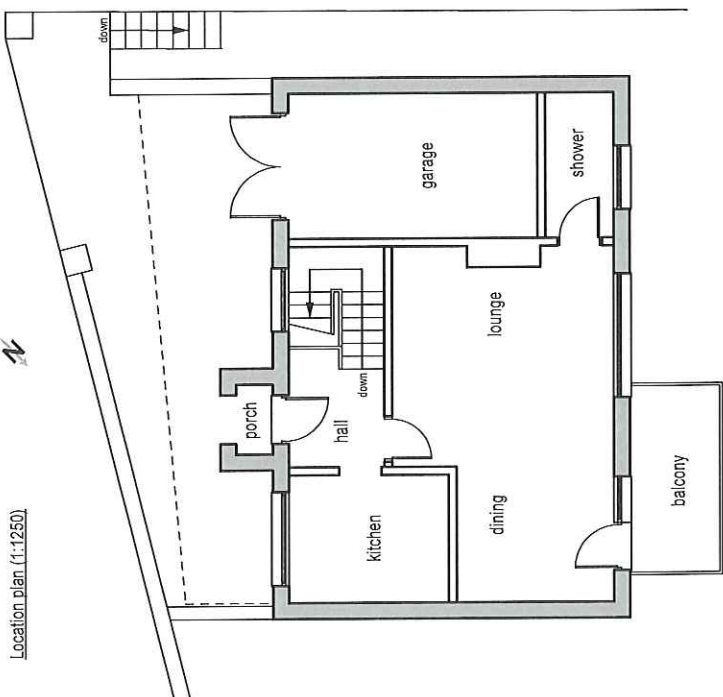
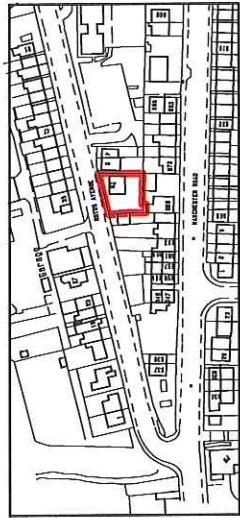
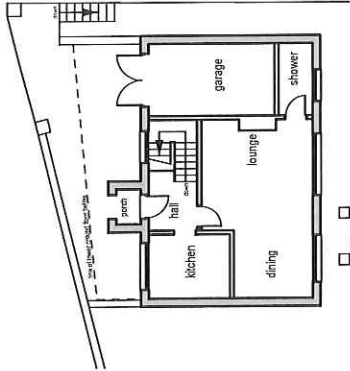




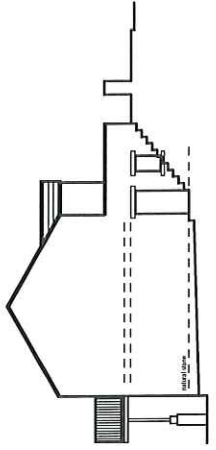
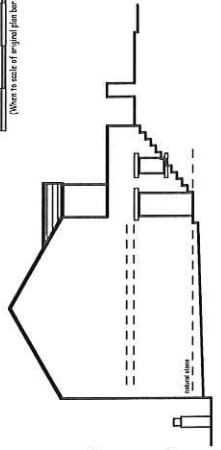
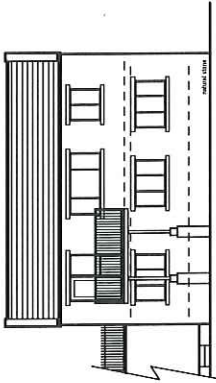
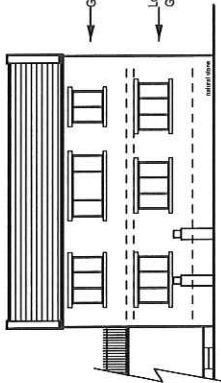
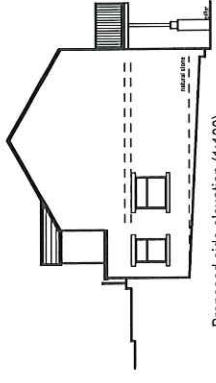
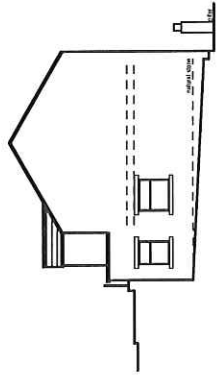


Appendix C

Drawing



Site plan (1:200)



Notes:
 1. See drawing for the responsibility of contractor.
 2. Contractor to pay particular attention to joints of roof and foundation at start.
 3. Any discrepancies to be reported to Colne Valley Design.

Scale 1:50
 0m
 10m
 20m
 30m
 40m
 50m
 60m
 70m
 80m
 90m
 100m
 110m
 120m
 130m
 140m
 150m

(When in scale of original plan bar is 1:500)

Rev A 14/02/2022 Finalised prior to planning submission



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Project
 Proposed balcony.

For
 Mr A Stait.

Address
 2A Royds Avenue
 Linthwaite
 HD7 5QU.

Title
 Planning Drawing.

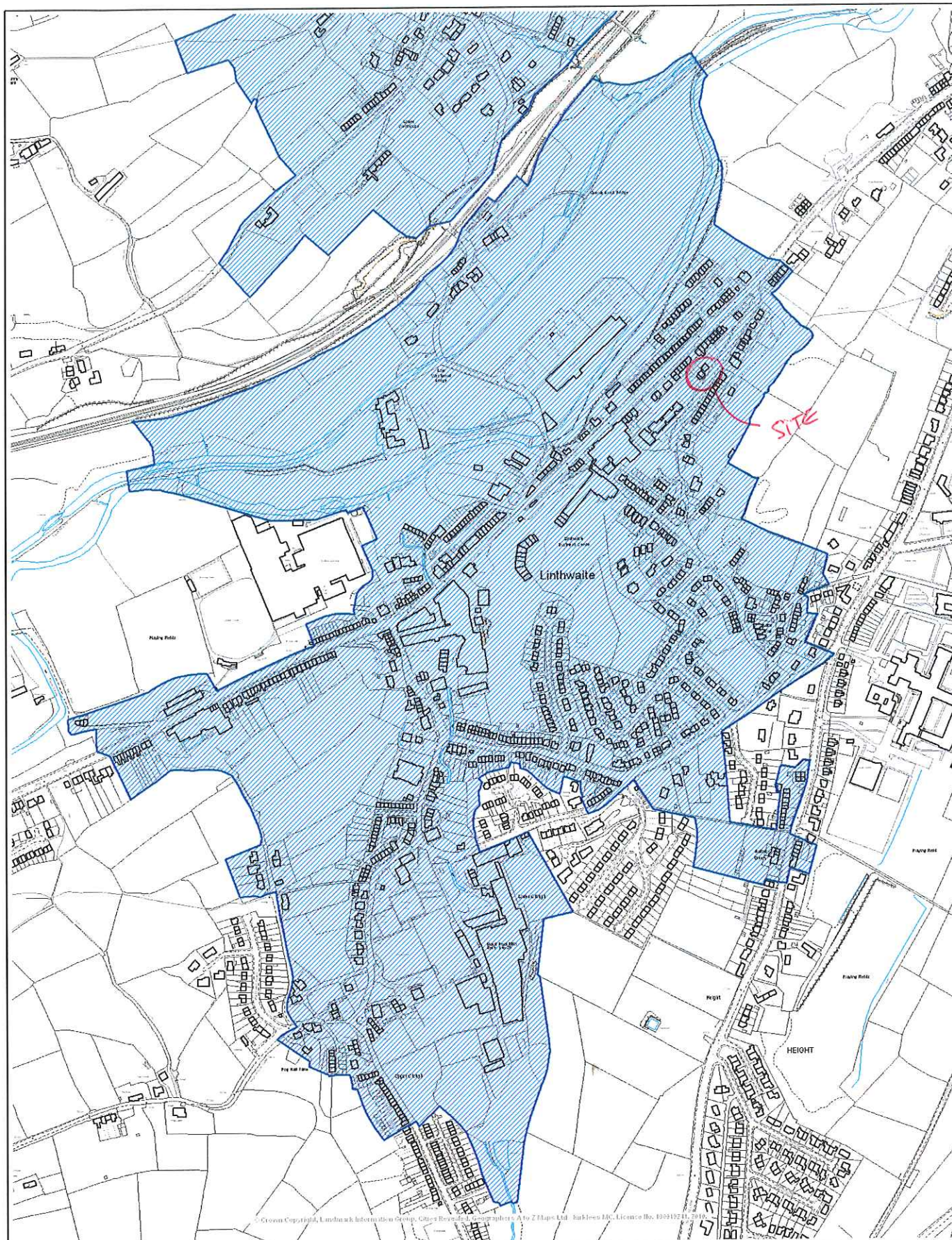
Job No.
 22 J 02.

Drawing number
 01 A.

Date
 Jan 2022.

Appendix D

Linthwaite conservation plan



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Kirklees MC - Planning Service

Scale 1/7000

Date 1/4/2010

OS Grid Ref of Centre = 409627 E 414283 N

