

Heritage Statement for
MR & MRS THOMPSON
12 INNER HEY
MARSDEN
HD76 EL

Introduction and Existing Site.

This statement is in connection with the above site which is located on Inner Hey off Carrs Road. The property is at the top of Inner Hey with houses to the North, East and West and Inner Hey Cottage to the rear.

The property is a stone/ render dwelling with a slate roof.

The property was granted planning in 2013

Proposal

The proposal is to increase the living accommodation by going up into the roof space. Various options have been looked into with respect to this, Extensions, garage conversion etc

It was felt that the least impact on the surrounding and by raising the eaves height, the shape of the building is maintained, there would be no additional habitable windows facing adjacent dwelling and thus not impact on the neighbours. The only habitable window is on the West side and looks over the garages on Inner Hey and this window is at an oblique angle to other properties.

Existing materials will be matched to maintain the building character.

Marsden Conservation Area

The site is within the conservation area (7TH JULY 1974)

Marsden is designated a conservation area due to its special architectural and historic interest.

The area in question at Inner Hey is referred to in the appraisal as below:

4. The Park, Carrs Road and Manchester Road

Peel Street traverses the Manchester Road, past the telephone exchange, and culminates at the area locally known as The Park. This is a product of the philanthropy and generosity of the Victorian mill owners. Marsden Council created the Park in 1890, on land given to the village by four mill owners, John Edward Crowther, Samuel Firth, Arthur Robinson and E J Bruce. Within the Park are a number of interesting architectural and historic features, which are linked by tarmac paths. These include the Bandstand, a memorial to Samuel Laycock and a War Memorial commemorating the lives of 70 people from Marsden who died in the First World War.

Manchester Road frames the existing conservation area boundary but intersects the cohesive industrial character of Marsden. It is a wide and busy road which provides glimpses of the roofscape and landmarks of the village below. The intersection with Brougham Road is the position of the gateway into the conservation area and it runs alongside many locally distinctive and listed buildings. This includes the bridge over Wessenden Brook which is also a listed structure of architectural and historic importance.

The area along Park View is primarily an area of green space and allotments. It can be divided into two sections, a high plateau level with the majority of the allotments and a lower section occupied by hen huts. A fine line of trees extends along the site boundaries to the north of Carrs Road, while the terrace of properties known as Inner Hey demonstrate positive Victorian qualities.

In an attempt to re-establish the historic and architectural cohesion of the industrial landscape it is proposed to include Bank Bottom Mill, associated terraces, the site of Ottiwells Mill and Fall Lane Mill within the conservation area boundary. The large playing area on Fall Lane was used by the mill workers and also includes the old Fire Station, which is reputedly one of the first fire stations in the country.

Planning Policy

Within a conservation area Kirklees Policy Doc BE states criteria as follows:

All development should be of good quality design that it contributes to a built environment which:

- 1- Creates sense of local identity
- 2- Visually attractive
- 3- Promotes safety, crime prevention and reduction of hazards to highway
- 4- Promote a healthy environment
- 5- Energy efficient
- 6- In keeping with the surroundings
- 7- The topography of the site is taken into account
- 8- Satisfactory access
- 9- Landscape features

Proposal should respect the architectural qualities of the surrounding buildings and materials and contribute to the preservation and enhancement of the area.

The proposal must be considered against the development plan and any other material considerations including the National Planning Policy Framework, Local Development Framework and the Draft Conservation Area Appraisal and Management Proposals.

National Planning Policy Framework (NPPF)

Meeting the Challenge of Climate Change, Flooding and Coastal Erosion

The NPPF positively promotes the delivery of renewable and low carbon energy as it is considered to be central to the economic, social and environmental dimensions of sustainable development.

Paragraph 98 states:-

When determining planning applications, local planning authorities should:

- ☐ Not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognize that even small scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- ☐ Approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

Conserving and enhancing the historic environment:

Paragraphs 126 – 149 of the NPPF states that in determining applications local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made to by their setting.

It also requires planning authorities, in determining planning applications, to take account of:-

- ☐ the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ☐ the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- ☐ the desirability of new development making a positive contribution to local character and distinctiveness.

Conclusion

The proposal has no impact on the heritage of the area, the points in the above criteria have been taken into account.

The development is low impact, retains character and utilise the site limitations at the same time.