Heritage Statement

Proposed new garage, 1 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 new detached garage at 1 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 Planning permission was granted for a larger garage under application number 2017/91779 but this was not built as part of the garage was on land not owned by the applicant – this was not known at the time of the application.

1.4 This application, therefore, is for a smaller garage which is all within land owned by the applicant.

2.0 Amount, Scale, Appearance and Layout.

2.1 The application is for a single detached garage.

2.2 The proposed footprint is approximately 3.6 x 8.2m.

2.3 Heights to eaves and ridge are 2.4m and 3.4m respectively.

2.4 The length of the garage is adequate for off road parking of a vehicle with additional space for storage.

2.5 Most of the walls are concealed below ground but the exposed walls will be in natural stone to match in with the surrounding materials.

2.6 The roof covering will be concrete tiles.

2.7 The layout is relatively simple, with a walkway maintained at the side of the property and the front of the garage set back enough for the door to be opened with the car parked in front without hindering the highway.

3.0 Access.

3.1 Pedestrian access to the dwelling will remain to be directly off Royds Avenue.

3.2 Vehicular access will also be off Royds Avenue which will be newly formed.

3.3 The proposed works will create 2 off road parking spaces.

4.0 Heritage Impact Assessment.

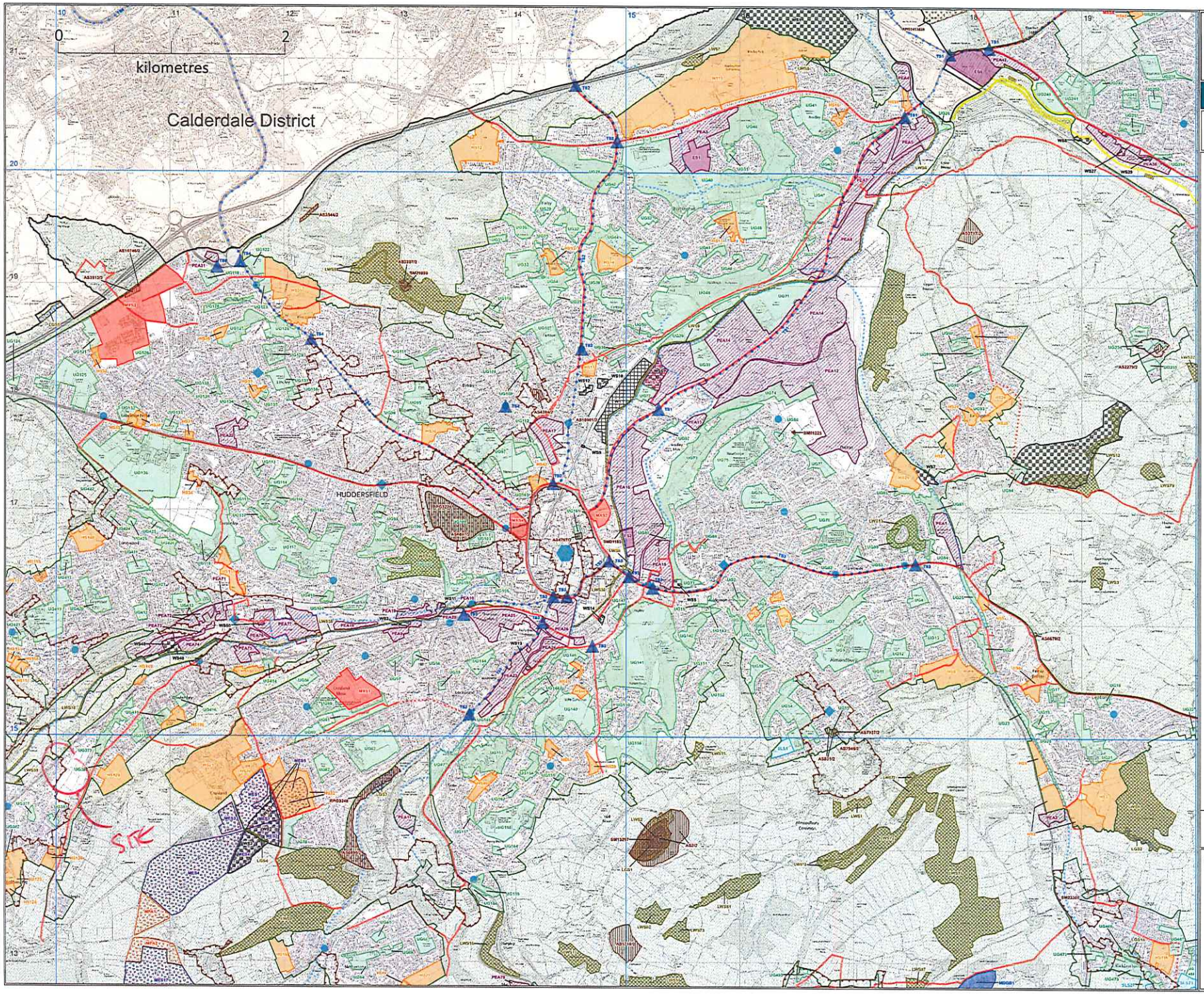
4.1 The existing dwelling is a two storey semi detached stone building with a blue slate roof and set above the road by around 2.0m to floor level due to the natural surrounding topography and is a positive contribution to the conservation area.

4.2 Exposed stone will be in natural stone to harmonise with the surroundings.

4.3 A larger garage has previously been approved and so this reduced version will actually impact less and will 'tidy up' a currently overgrown area adjacent to the access to future development to the south east of the application site.

Appendix A

Extracts from KMC Local Plan.



Kirklees COUNCIL

3

Huddersfield

Policies Map

Kirklees Local Plan - Adopted 27 February 2019

Green Belt and Green Space
- Green Belt
- Strategic Green Infrastructure Proposal (SGI)
- Urban Green Space (UG)
- Local Green Space (LocGS)

Housing, Employment & Other Significant Development
- Employment (ES)
- Priority Employment Areas (PEA)
- Housing (HS)
- Mixed Use (MXS)
- Land at Storthes Hall (MDGB)
- Gypsies And Travellers & Travelling Showpeople (GTTS)
- Safeguarded Land (SLS)

Heritage Assets
- Archaeological Sites (Class 2) (AS)
- Conservation Area
- Registered Battlefield (RB)
- Registered Parks and Gardens (RPG)
- Scheduled Monuments (SM)

Minerals & Waste
- Minerals Areas of Search (MAS)
- Minerals Extraction Sites (MES)
- Minerals Preferred Areas (MPA)
- Minerals Infrastructure (MIS)
- Waste Site (W)
- Waste Site (Safeguarded) (WS)

Natural Environment
- Peak District National Park
- Special Protection Area (INDS1)
- Special Area of Conservation (INDS2)
- Site of Special Scientific Interest (NDS)
- Local Wildlife Sites (LWS)
- Local Geological Sites (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
- Existing
- Proposed

Transport Scheme (TS)
- Junction Improvement
- Committed transport improvement scheme route
- Mirfield to Dewsbury to Leeds & North Kirklees Growth Zone

Site references relate to allocations and policies in: Kirklees Local Plan - Allocations & Designations and Strategy & Policies - Adopted 27 February 2019

Map scale: 1:15,000 @ A1

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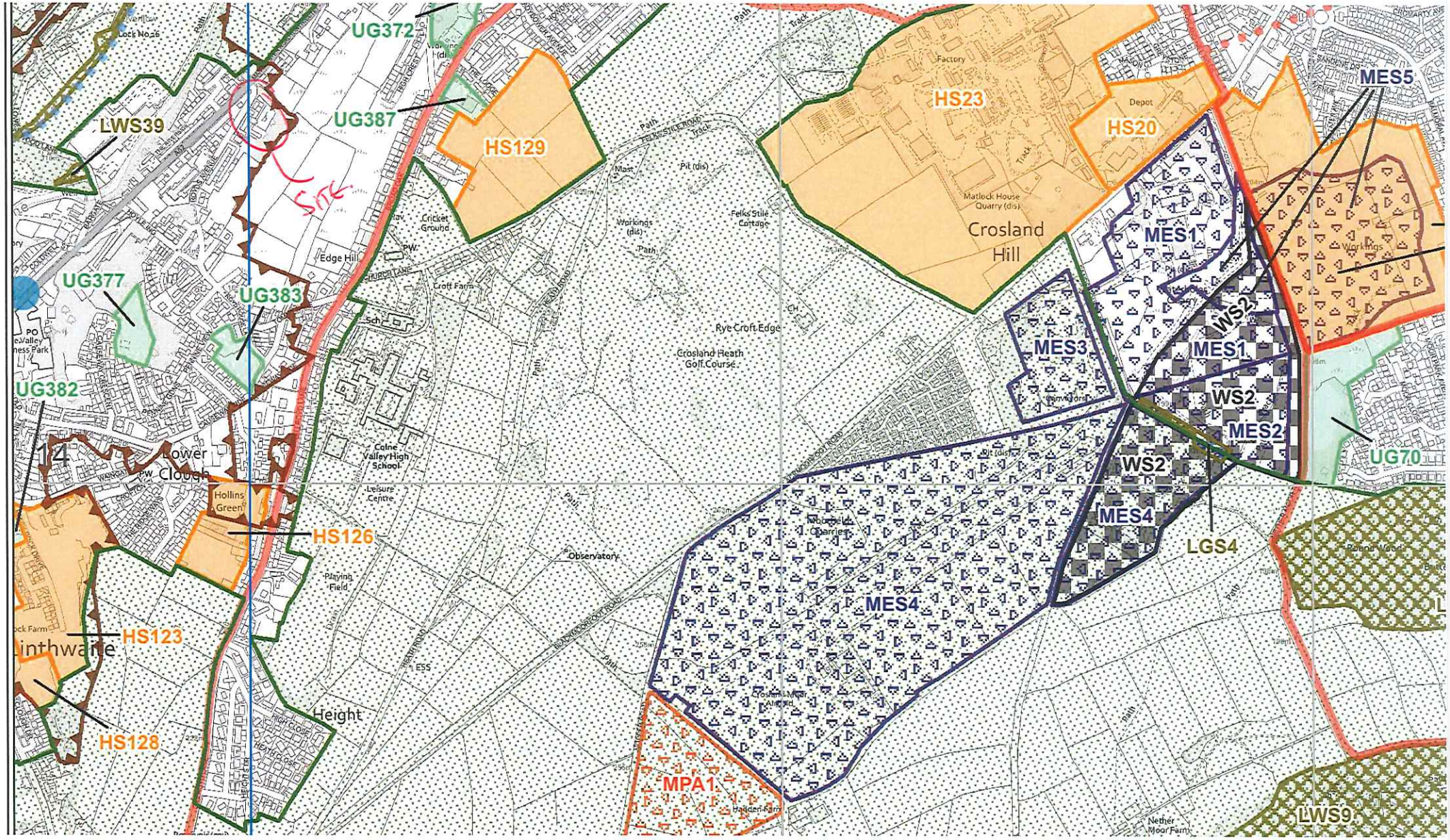
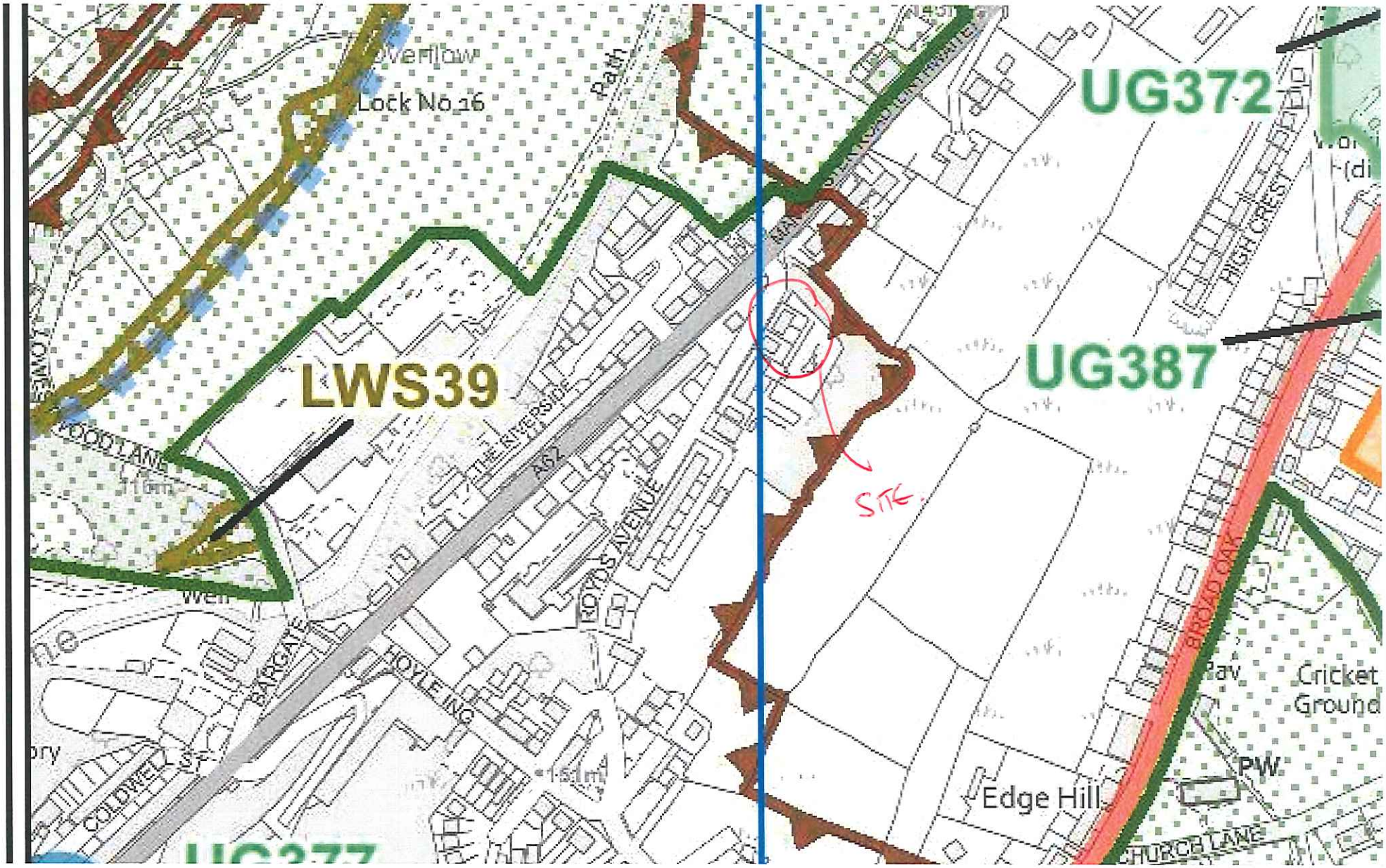
Kirklees Local Planning Authority: Index to (A1) Map Sheets



Area administered by Peak District National Park Authority



UG372
UG387
LWS39
HS129
HS23
HS20
MES5
Crosland Hill
MES1
WS2
MES3
MES1
WS2
MES2
UG70
WS2
MES4
LGS4
MES4
UG377
UG383
UG382
Lower Clough
Hollins Green
HS126
HS123
HS128
Height
MPA1
LWS9
Crosland Heath Golf Course
Rye Croft Edge
Colne Valley High School
Leisure Centre
Playing Field
Observatory
Edge Hill
Cricket Ground
Croft Farm
Felks Stile Cottage
Matlock House Quarry (dis)
Factory
Depot
Workings (dis)
Pit (dis)
Mast
Hadden Farm
Nether Moor Farm
Round Wood
Lock No.16



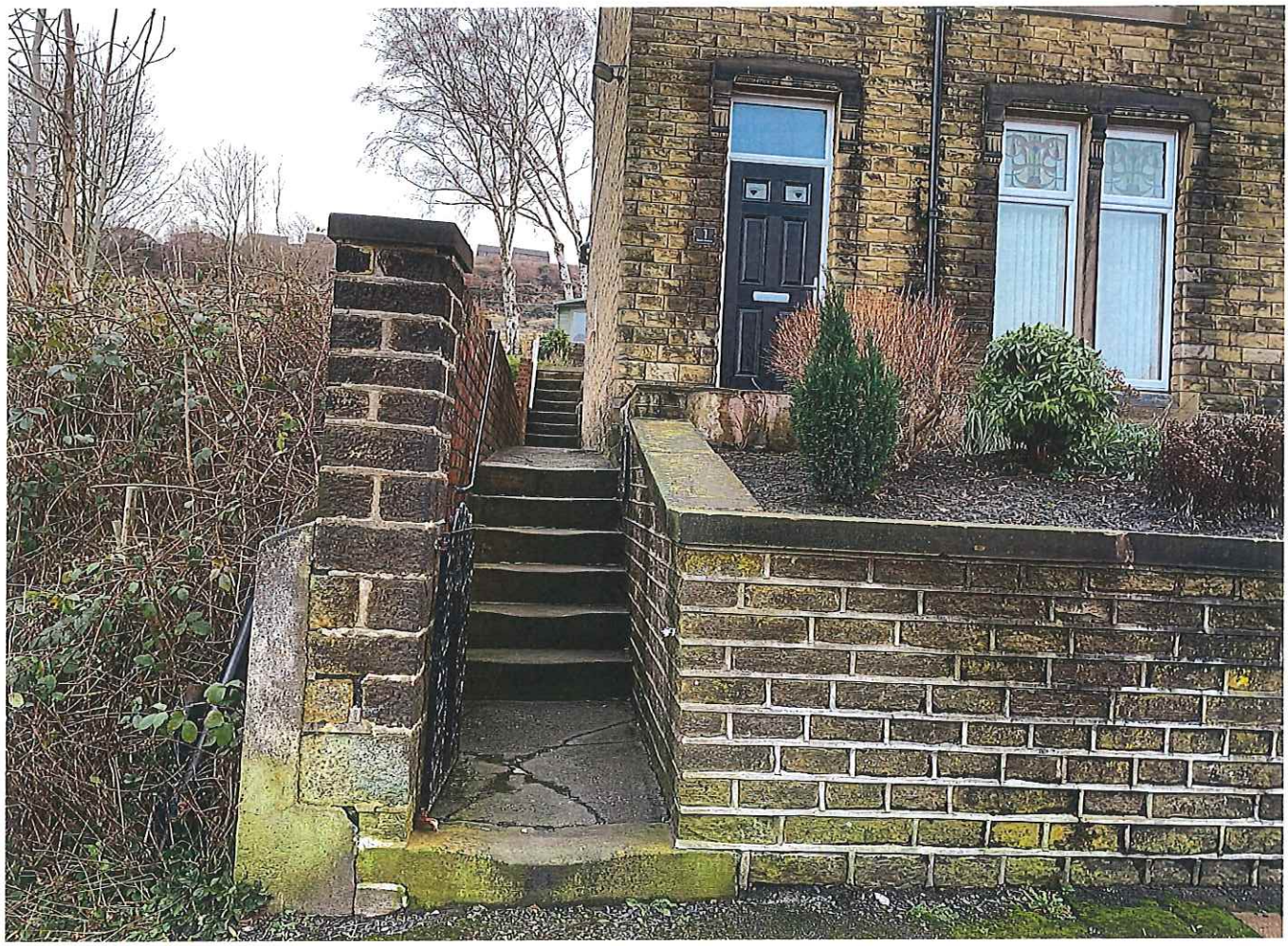
Overflow
Lock No 16
Path
UG372
LWS39
UG387
SITE
THE RIVERSIDE
A62
ROYDS AVENUE
HOYLE ING
BARGATE
COLDWELL ST
HIGH CREST
BROADOAK
Cricket Ground
PW
Edge Hill
CHURCH LANE

Appendix B

Photos.








BP07 VUS







Appendix C

Drawings

Sheet size
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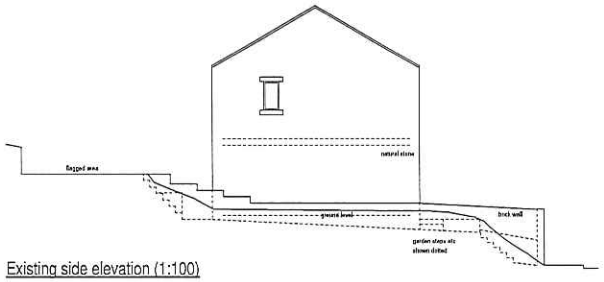
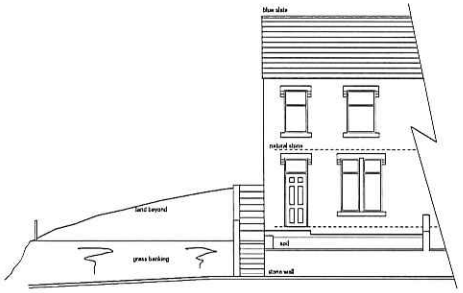
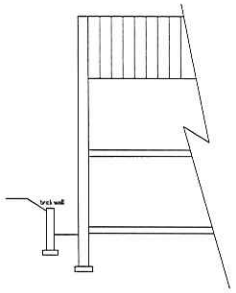


Existing side elevation (1:100)



Existing front elevation (1:100)

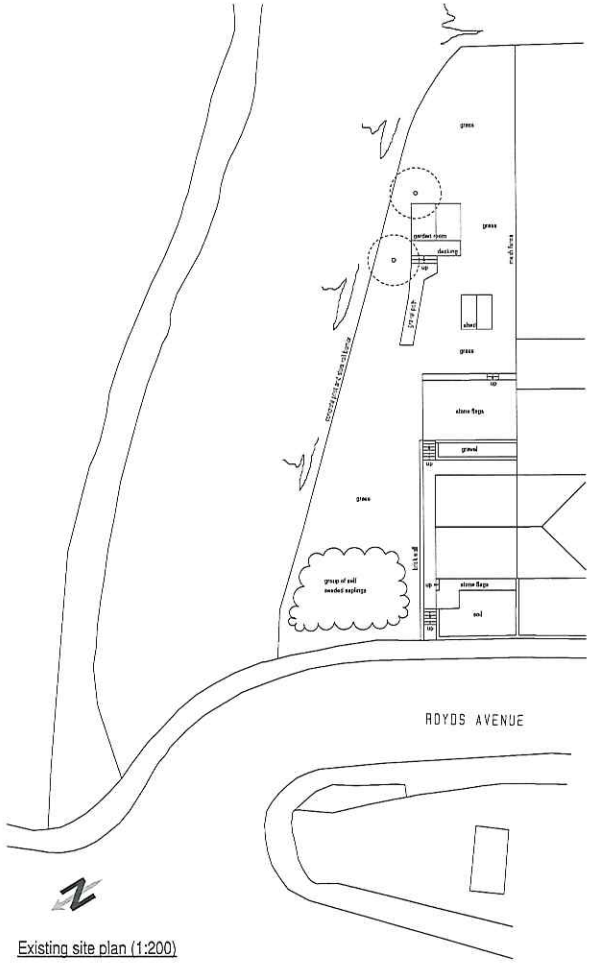


Existing cross section (1:100)

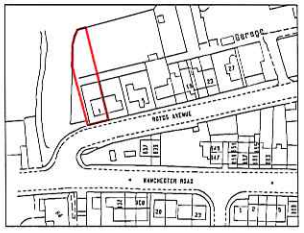
0m	Scale 1:50	4m
0m	Scale 1:100	8m
0m	Scale 1:200	16m
0m	Scale 1:500	40m
0m	Scale 1:1250	100m

(When to scale of original plan bar = 8cm)

Notes:
1. Setting out to be the responsibility of contractor.
2. Contractor to pay particular attention to pitch of roof and headroom at stairs.
3. Any discrepancies to be reported to Colne Valley Design.



Existing site plan (1:200)



Location plan (1:1250)

Colne Valley Design
8 Meadow Lane
Slaithwaite
Huddersfield HD7 5EX

Tel: 01484 842097
Mobile: 07867 803312
E-mail: mitchell@sbhomes.co.uk

Proprietor: S.A. Mitchell (ACIOB)

Project
Proposed garage.

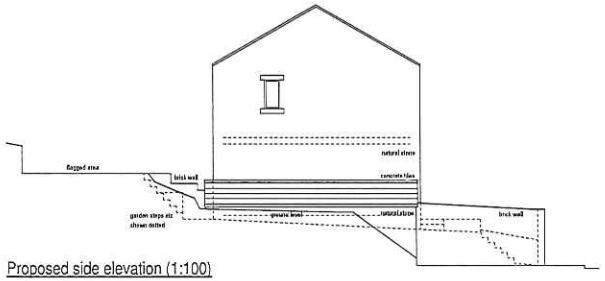
For
Mr & Mrs I Lonnen.

Address
1 Royds Avenue
Linthwaite
HD7 5QU.

Title
Existing layouts and elevations.

Job No.	Drawing number	Date
22 J 03.	01.	Jan 2022.

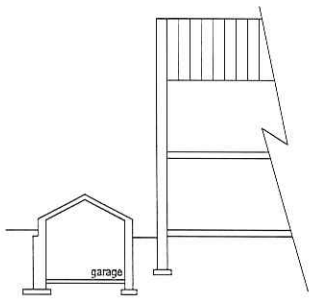
Sheet size
A1



Proposed side elevation (1:100)



Proposed front elevation (1:100)



Proposed cross section (1:100)

0m	Scale 1:50	4m
0m	Scale 1:100	8m
0m	Scale 1:200	16m
0m	Scale 1:500	40m
0m	Scale 1:1250	100m

(When to scale of original plan bar = 8cm)

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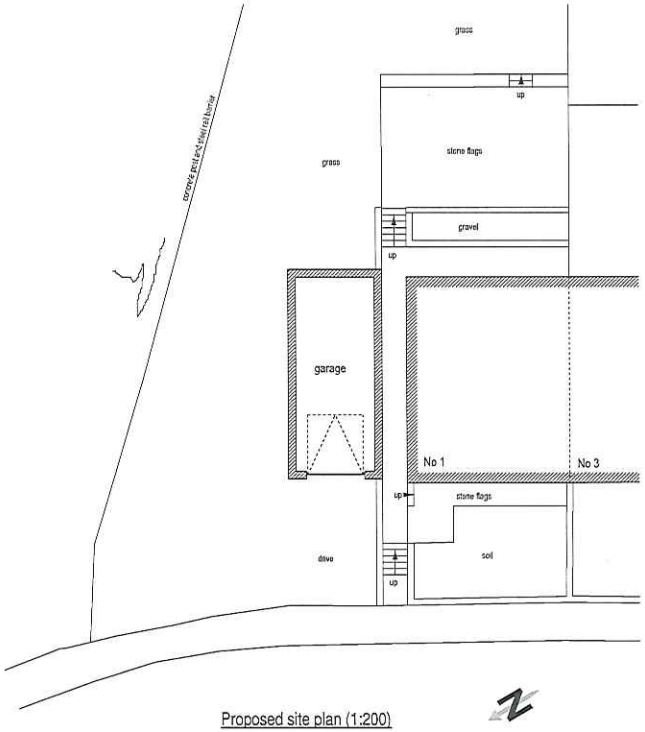


Proposed site plan (1:200)



Block plan (1:500)

Colne Valley Design
8 Meadow Lane
Slaithwaite
Huddersfield HD7 5EX

Tel: 01484 842097
Mobile: 07867 803312
E-mail: mitchell@sbhomes.co.uk

Proprietor: S.A. Mitchell (ACIOB)

Project
Proposed garage.

For
Mr & Mrs I Lonnen.

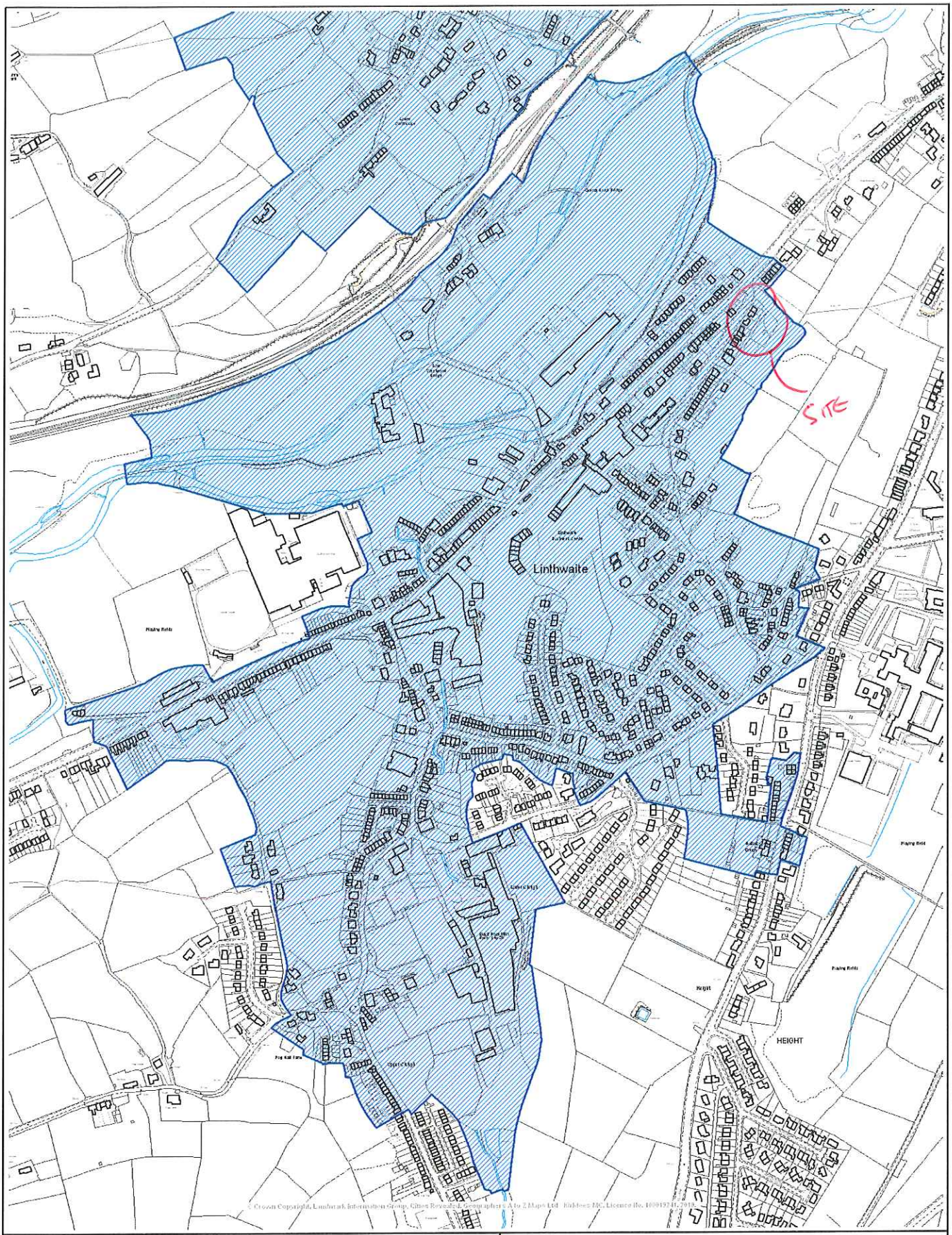
Address
1 Royds Avenue
Linthwaite
HD7 5QU.

Title
Proposed layouts and elevations.

Job No.	Drawing number	Date
22 J 03.	02.	Jan 2022.

Appendix D

Linthwaite conservation plan



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