

Heritage Statement

Kitchen extension at 669 Manchester Road, Linthwaite
HD7 5QS.



May 2022 – Revision A.

Heritage Statement

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1.0 Context

- 1.1 This statement has been prepared to accompany planning application for a kitchen extension with roof terrace over at No 669 Manchester Road, Linthwaite HD7 5QS.
- 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 extension is to the rear of the property which is currently used as garden space for No 2A Royds Avenue which is within the applicant's ownership.
- 1.4 A proposal for an extension to the side of the existing kitchen with a roof terrace over has previously been approved (2021/93213) but the current proposal will supersede that proposal.

2.0 Amount, Scale, Appearance and Layout.

- 2.1 The existing dwelling is an end terrace with painted render walls and a blue slate roof and is inconsistent with the remainder of the terrace which are of natural stone construction, and so does not really have a positive contribution to the conservation area.
- 2.2 To the rear of the property is a catslide outrigger with a kitchen at ground floor and bathroom at first floor which forms a natural recess to house the proposed single storey extension.
- 2.3 The extension has a footprint size of 3.5m x 3.0m and will be mostly submerged below ground.
- 2.4 The height to eaves and ridge will be 2.4m and 3.3m above floor level respectively.
- 2.5 The roof will be dual pitched and have blue slate covering.
- 2.6 The exposed walls will have render finish to match the existing building.

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 to the conservation area and the new extension cannot be seen from Manchester Road, due to it being to the rear, or Royds Avenue, due to the change in level, so the proposed extension will not affect the conservation area of Linthwaite.

Appendix A

Extracts from KMC Local Plan.

Green Belt and Green Space

- Green Belt
- Strategic Green Infrastructure Potential (SGIP)
- Urban Green Space (UGS)
- Local Green Space (LGS)

Housing, Employment & Other Significant Development

- Housing (H)
- Employment (E)
- Priority Employment Areas (PEA)
- Housing (H)
- Mixed Use (MU)
- Land at Storries Hall (MGS)
- Cycling and Travelling & Travelling Showpeople (CTTS)
- Slagwashed Land (SL)

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 (MI)
- Waste Site (WS)
- Waste Site (Slagwashed) (WS)

Natural Environment

- Peak District National Park
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Local Wildlife Sites (LWS)
- Local Geological Sites (LGS)
- Dark Peak Nature Improvement Area

Shaping Centres

- Principal Town Centre
- Town Centre
- District Centre
- Local Centre

Transport

- Highways England Transport Scheme
- Core Walking, Cycling and Riding Network
- Local Centres
- Proposed

Transport Scheme (TS)

- Local Centres
- Proposed

Other

- Local Centres
- Proposed

Other

- Local Centres
- Proposed

Other

- Local Centres
- Proposed

Other

- Local Centres
- Proposed

Other

- Local Centres
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Other

- Local Centres
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Other

- Local Centres
- Proposed

Calderdale District

kilometres

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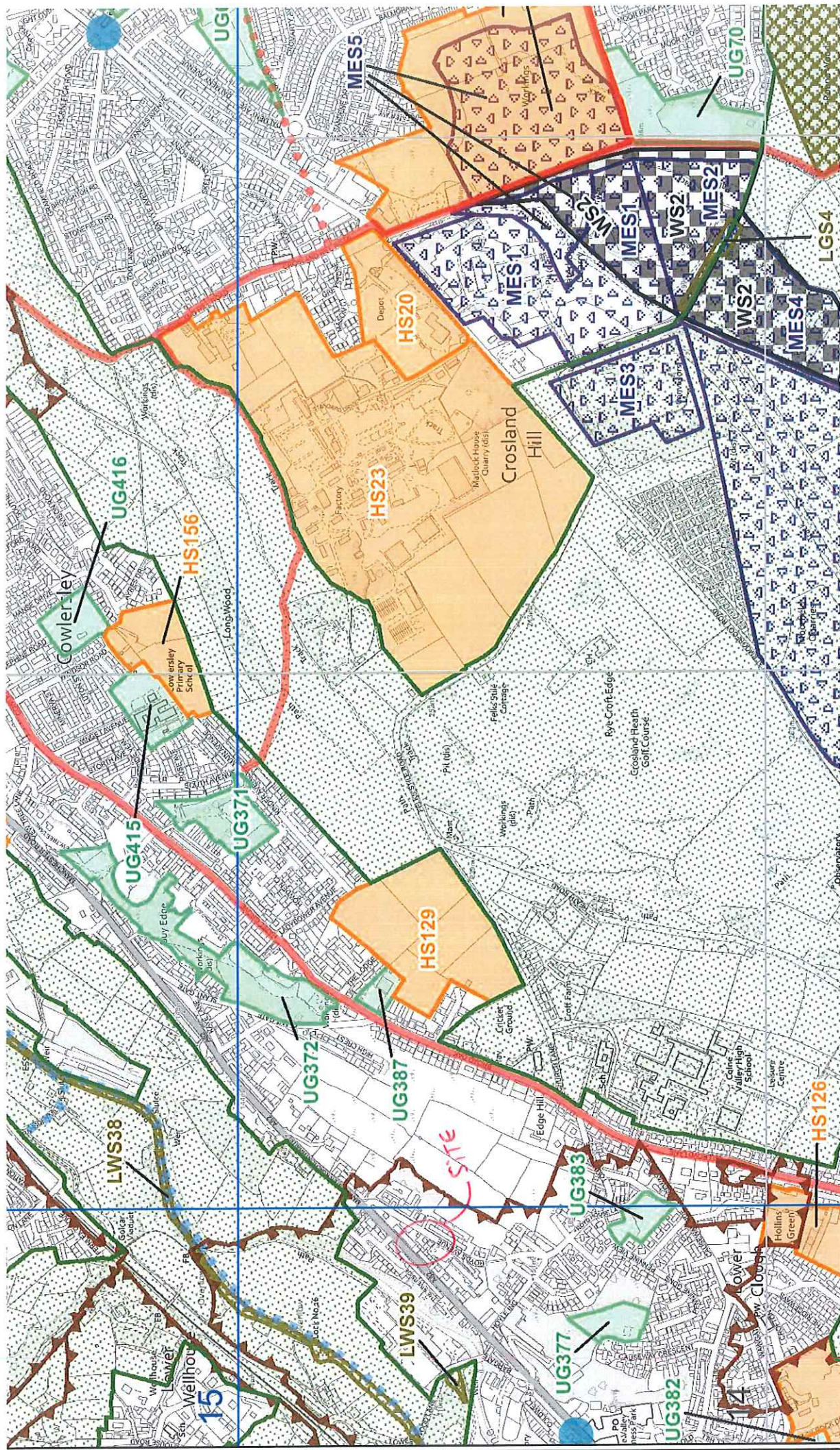
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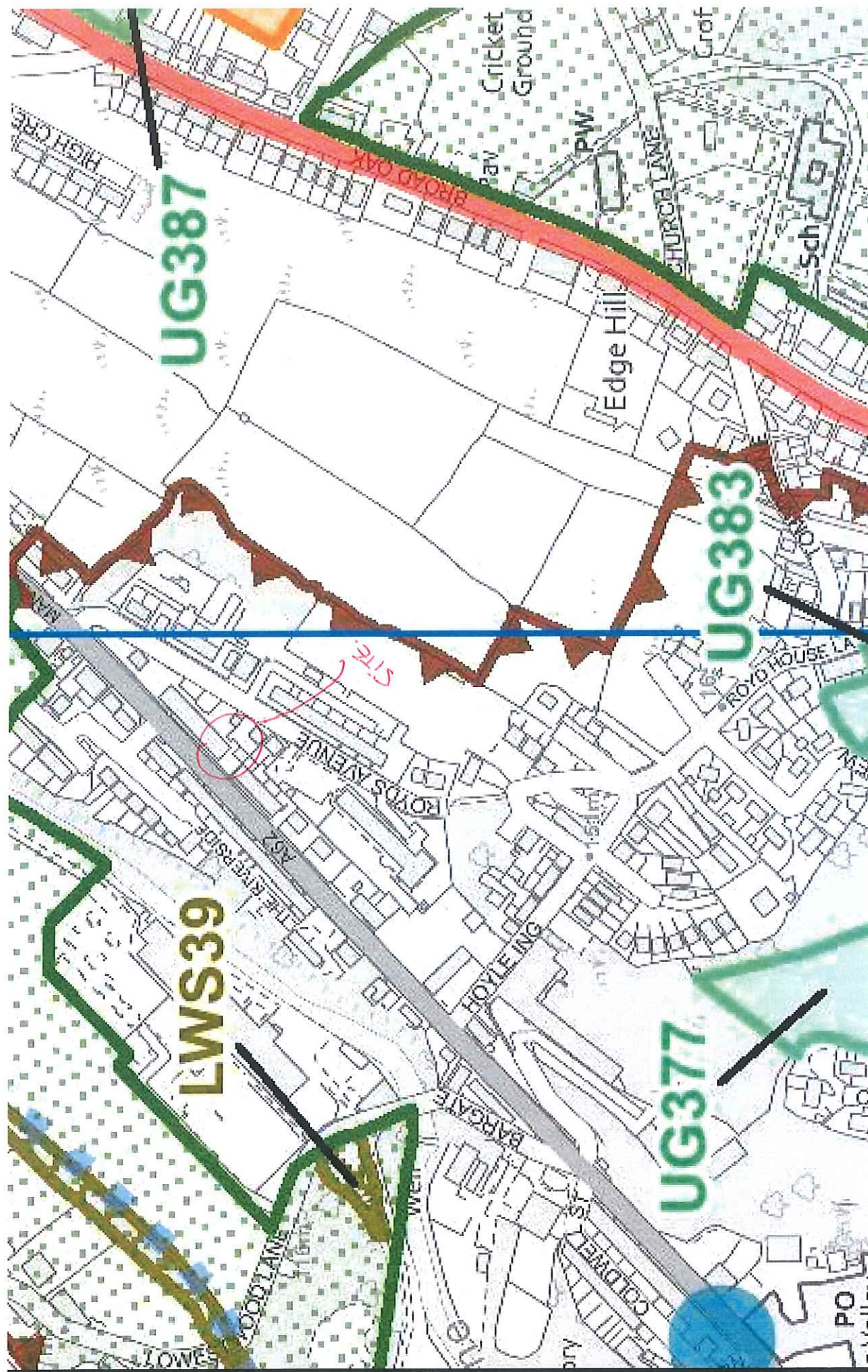
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Appendix B

Photos.

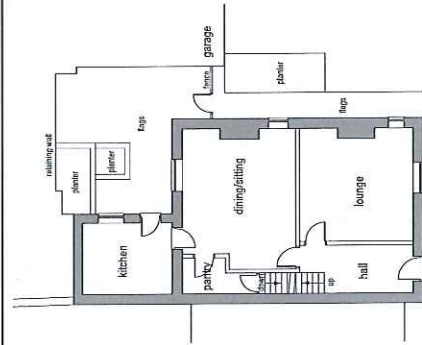




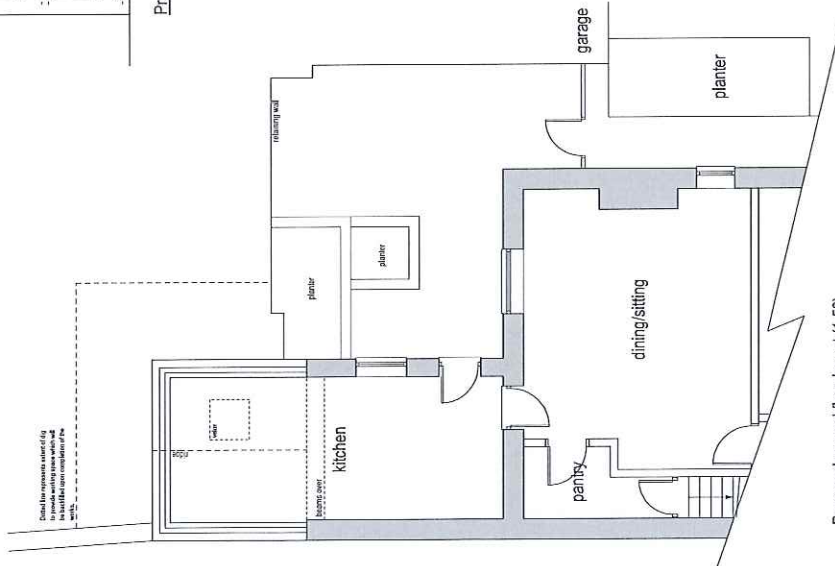


Appendix C

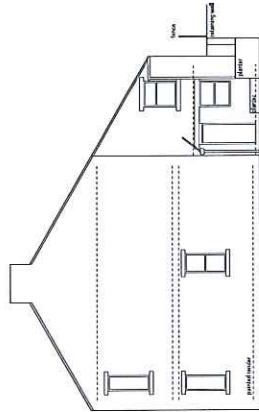
Drawing



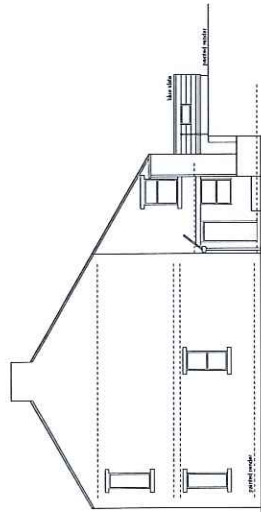
Existing ground floor layout (1:100)



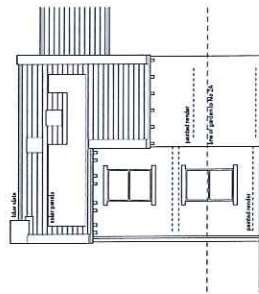
Proposed ground floor layout (1:100)



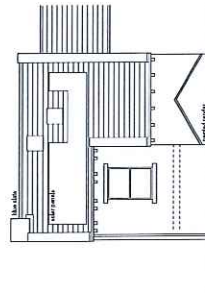
Existing side elevation (1:100)



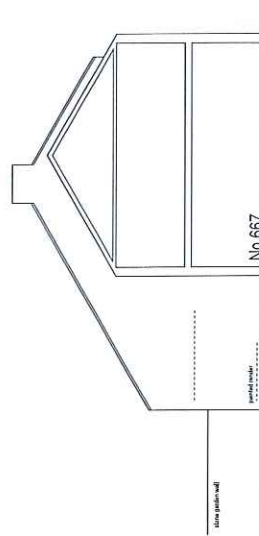
Proposed side elevation (1:100)



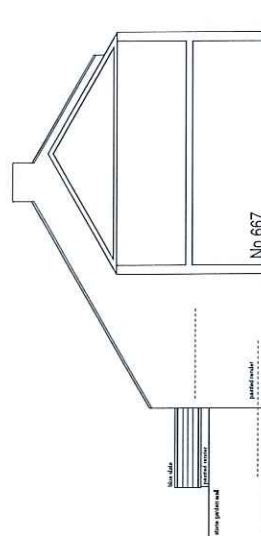
Existing rear elevation (1:100)



Proposed rear elevation (1:100)



Existing side elevation (1:100)



Proposed side elevation (1:100)

Rev E 03/05/2023 Working space added and minor amendments.
Rev D 24/02/2023 Site of extension reduced. Terrace removed.
Rev C 24/04/2022 Rev amended.
Rev B 01/04/2022 Rev amended.
Rev A 24/02/2021 Rev amended. ERM line added.



Colne Valley Design
8 Meadow Lane
Sowerthorpe
Huddersfield HD7 5EX

Tel: 01484 842037
Mobile: 07887 883115
E-mail: info@colnevalleydesign.co.uk
Proprietor: S.A. Johnson (ACOE)



Location plan (1:1250)

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

(When in scale of original plan use 1:500)

Notes:
1. Site plan is to be read in conjunction with the text and drawings of plans.
2. Any discrepancy is to be reported to Colne Valley Design.



Site plan (1:200)

Project
Proposed rear extension.

For
Mrs M Maynard.

Address
669 Manchester Road
Linthwaite
HD7 5QS.

Title
Planning Drawing.

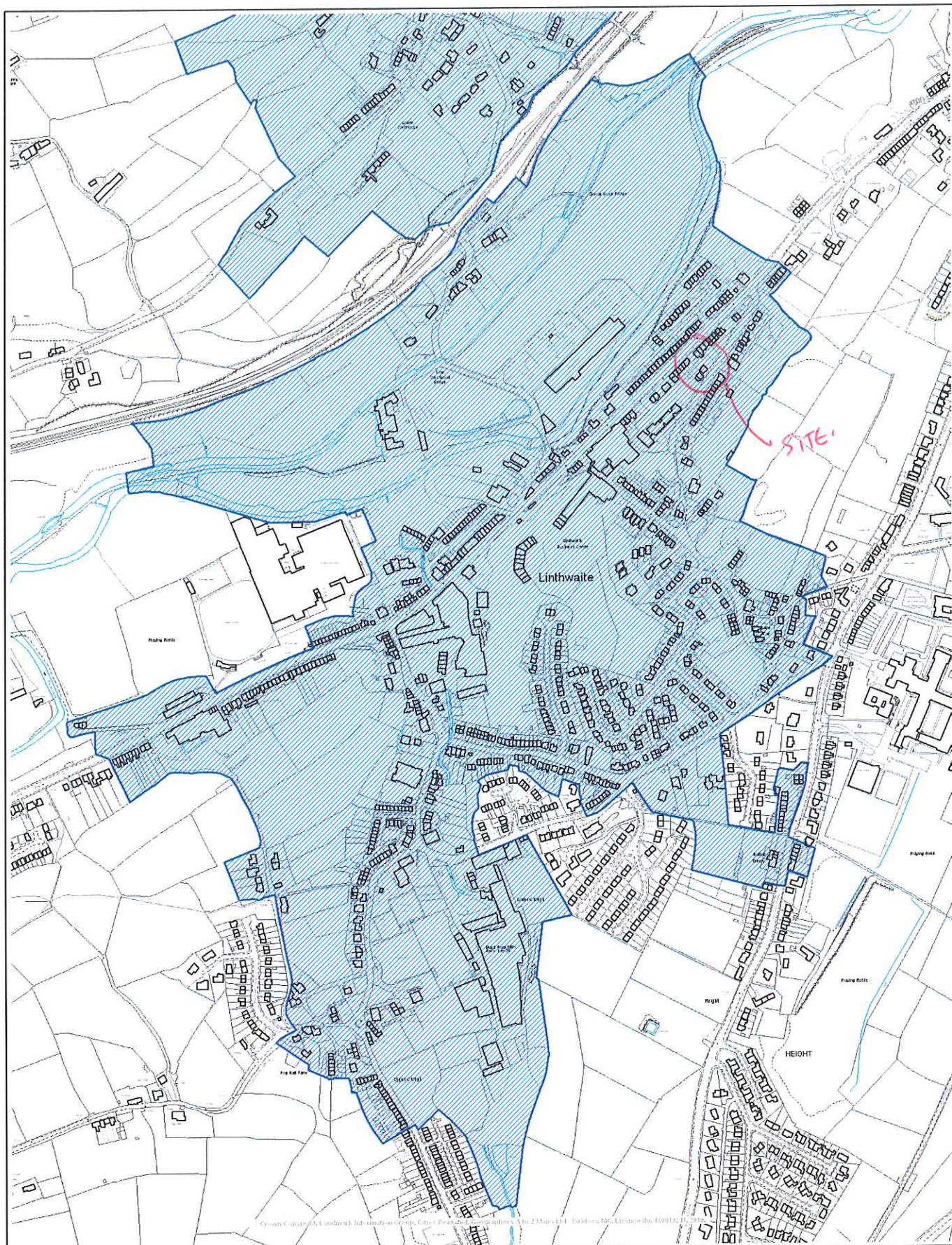
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Drawing number
01 E.

Date
May 2021.

Appendix D

Linthwaite conservation plan



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Scale 1/7000

Date 1/4/2010

OS Grid Ref of Centre = 409627 E 414283 N

