

CLIENT:

J. Newton

TITLE:

Heritage Impact Statement

PROJECT:

Erection of garage/store with studio accommodation above ancillary to 85 Marsh Lane, Shepley, HD8 8AP



DATE:

22.08.2022

REF:

131-22-R2

LOCATION:

**85 Marsh Lane
Shepley
Huddersfield
W. Yorkshire
HD8 8AP**

Company No. 11767012

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- This heritage impact statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Full Planning Application for the demolition of the existing garage and shed outbuildings associated with No.85 Marsh Lane and the erection of a garage with living accommodation ancillary to No.85 Marsh Lane, Shepley.
- The site is situated within the curtilage of the Shepley Conservation Area and as such the surrounding architectural style is of a fairly traditional design and material palette. The overall area is traditional in character with the dwellings largely built from stone with blue slate or stone roof tiles. A mixture of housing can be found with newer properties built alongside older buildings.
- As part of previous planning approval 2015/62/93693 a detached garage was proposed to the rear of the site which has not been constructed to date.
- Due to the applicants family situation it is proposed to provide separate living accommodation on-site incorporating the original requirement for a replacement garage for No.85. The current garage is in a dilapidated state and isn't safe to use for the purpose of storing a vehicle.
- No. 85 Marsh Lane was associated with the neighbouring No.85b commercial property which was originally a tailors shop. The shop and dwelling were originally intended to be built with the two properties attached. There is however a clear divide between the residential property and the retail property. Although the exact date of the buildings is unknown, they first appear on historic maps of 1955. The previous map published in 1949 has no evidence of the buildings and therefore it can be assumed that they date from between 1949-1955.



Map of Shepley published in 1955



- No.85b commercial property is constructed of coursed natural stone with a stone slate roof. The windows are of varying size with large, full width windows to the upper floor, typical of a retail rather than domestic property. Cut stone mullions, heads and cills can be seen on the windows and two roof-lights are situated on the roof.
- No.85 residential property is constructed of course natural stone with a blue slate roof dressed with roof coping stones.
- The existing garage and shed to the rear of No.85 are to be demolished and the new garage with accommodation built within the same area of land on the site.



Existing Site Layout

- The site of the proposed garage and accommodation is situated to the rear of Marsh Lane adjacent to the unadopted North Row. Due to the properties and landscaping fronting Marsh Lane, the proposal is barely visible from the public road.

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- The application seeks approval for 1 No. garage with living accommodation ancillary to No.85 Marsh lane which is 1.5 storey in height and is to be in keeping with the house and the conservation area



Proposed Site Layout

- The proposed garage and accommodation have been designed to sit harmoniously within the conservation area and as such adopt the overriding material palette of the surrounding built forms. The scale and visual look of the building fit and will have little impact on the surrounding conservation area.
- The eclectic nature of the size and scale of the existing houses gives scope to produce an individual design scheme like the one proposed, which fits both the immediate site and the conservation area.
- In conclusion, the proposal will not be detrimental to the conservation area and will actually enhance unattractive aspects of the current site which exist. The scheme will provide an attractive addition to the conservation area without detracting from the adjacent street scene.

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