Heritage Statement

Document Name:	Heritage Statement for Planning Purposes
Document No:	22216-PS02 Revision A
Project:	22216 Sparks Road
Client:	Mr Peter O'Kane
Address:	1 Sparks Road Oakes Huddersfield HD3 4BX

Existing Site

The existing site is located within 75m of 3no. Listed Buildings. The listed buildings are knows as;

- 7, Oakes Road South – Entry Number: 1279025, located adjacent the proposal site
- 5, Oakes Road South – Entry Number: 1229569, attached to number 7 Oakes Road South
- Barn South of Numbers 5 and 7 – Entry Number: 1229570, located 43m away from the proposal site.

Site Location Plan NTS



7 Oakes Road South Listing Details

GV 2. C18. Longhouse-type farmhouse. Hammer dressed stone. Pitched stone slate roof. Coped gables on cut kneelers. 2 storeys. Stone brackets to gutters. One range of 3-light stone mullioned windows. One 6-light stone mullioned window on 1st floor, and one 5-light (2 mullions removed) on ground floor. Segment-headed barn doors. Flat-topped barn doors with lintel re-used from an earlier building (tenoned).

5 Oakes Road South Listing Details

GV 2. Early C19. Hammer dressed stone. Pitched stone slate roof. 2 storeys. 2 3-light stone mullioned windows on 1st floor, and one more on side elevation.

Barn South of Numbers 5 and 7 Listing Details

Early C19. Hammer dressed stone. Pitched stone slate roof. Coped gables. 2 storeys. Stone brackets to gutter. 2 semi-circular lunettes with plain raised frames on south side. 3 on north side. Door, and segment-headed barn doors.

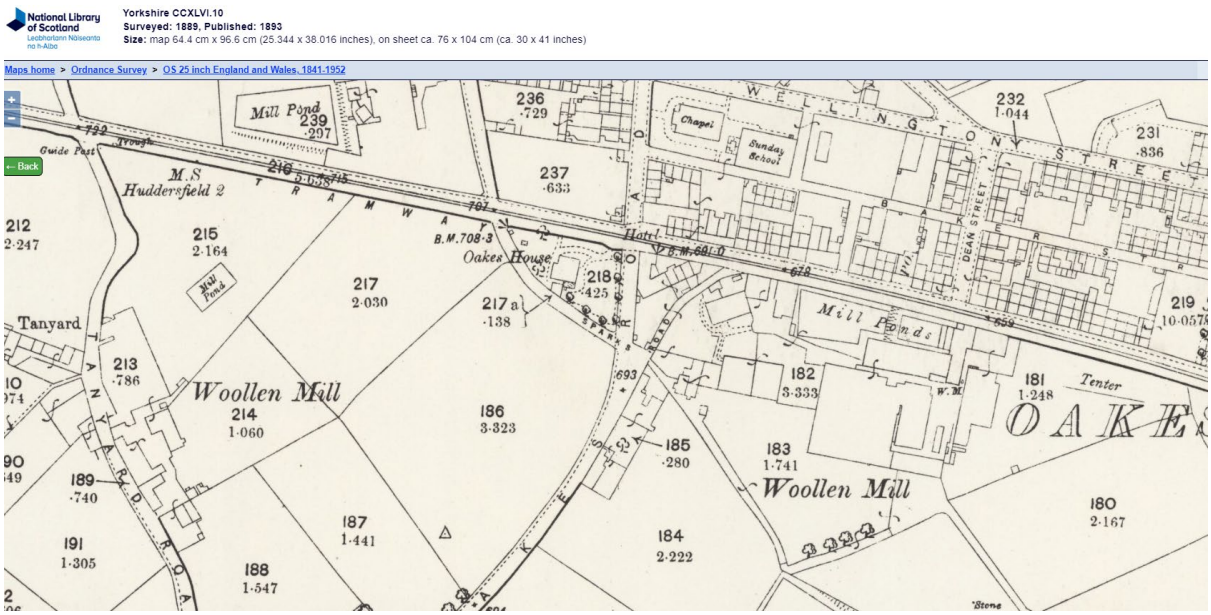
Original Setting

The property started out as a farmhouse and as such would have been surrounded by grazing land. As can be seen from the 1854 OS Map, the farmhouse was surrounded by fields when it was originally constructed. The OS Map shows number 5 and number 7 Oakes Road South as a single unit. The Barn hadn't yet been constructed.

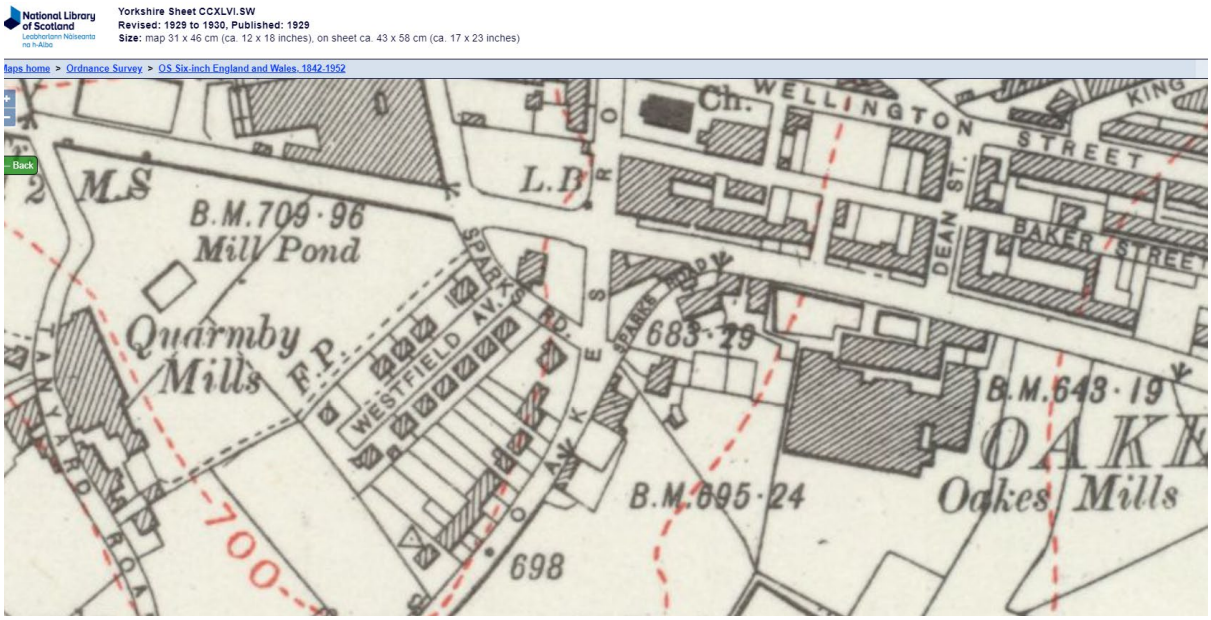
MAP BELOW SHOWS OSMAP PUBLISHED 1854



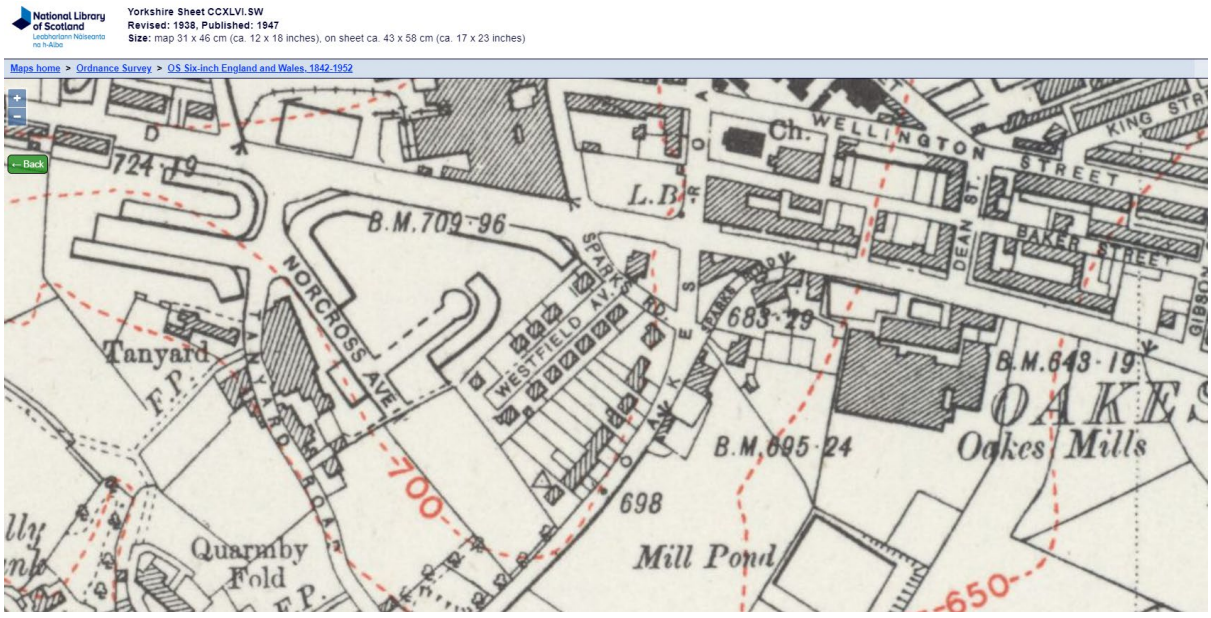
MAP BELOW SHOWS OSMAP PUBLISHED 1893



MAP BELOW SHOWS OSMAP PUBLISHED 1929



MAP BELOW SHOWS OSMAP PUBLISHED 1947



MAP BELOW SHOWS OSMAP PUBLISHED 1966



SATELLITE IMAGE FROM 2022



Current Setting

The 1893 OS Map reveals significant alterations to the farmhouse's surroundings, indicative of the industrial growth in Kirklees at the time. The once rural setting now includes industrial mill and residential buildings to the North and East of the site. The farmhouse appears to have been divided into two sections, a layout that remains to this day. Additionally, a barn has been constructed on the property.

The 1929 OS Map depicts further residential development to the West and South of the site, suggesting that the farmhouse may no longer have been used as a farm. The original setting of the farmhouse has been completely transformed.

The 1947 and 1966 OS Maps show continued changes to the surrounding buildings and land.

While the 2022 satellite image does not yet reflect the demolition of Oakes Mill and the construction of the new Aldi building, it does indicate that the surroundings have been influenced by different generations and their varying needs. The Listed Buildings themselves have remained largely unchanged, but the once rural setting has been drastically altered, diminishing the significance of preserving the buildings' surroundings compared to other Listed Buildings.

Listing Details Analysis

The listing details clearly indicate that the stonework on all buildings is of significant architectural value and should be preserved.

Proposed Development

The proposal seeks to develop four new residential dwellings on land previously utilised as private gardens by the Mill Owners at 1 and 1a Sparks Road. This land has been largely unchanged for over a century. Historically, it served as private gardens, but the requirement for such a space has diminished. Over time, the site has intermittently become unsightly. The current owner, who does not reside on the property, finds ongoing maintenance unfeasible. Consequently, the land is now viewed as ideally suited for housing development.

The new homes will be integrated seamlessly with the existing infrastructure of the area, thus contributing essential units to the Kirklees housing inventory.

In terms of construction, these dwellings will feature natural stone walling with detailed stonework, slate roofing, and aluminium windows—ensuring the use of only high-quality materials. These selections are designed to complement the materials used in surrounding buildings and on adjacent sites, such as the recently constructed Aldi, which features coursed stone, aluminium windows, and a composite roof. While the proposed residences are modern domestic structures, we believe it is crucial to continue using natural slate over concrete or stone tiles. Although the materials will differ from those in nearby listed buildings, our intention is for the new structures to enhance and complement these historic sites, incorporating modern materials that respect and elevate the existing architectural landscape.

Justification for the Development

In support of our planning application for the development of four new homes near a listed building, we present the following justifications that underscore the appropriateness and necessity of this development.

Firstly, it is important to recognize that the setting of the listed building has evolved over the years. The area surrounding the listed property has undergone various changes, reflecting the dynamic nature of urban development and community needs. This contextual evolution supports the case for introducing new housing that aligns with the current socio-economic demands and landscape.

The proposed new homes have been designed with a deep respect for the architectural heritage of the listed building. Throughout the planning process, meticulous attention has been paid to ensure that the development will not impact the significant architectural stonework that is a hallmark of the listed building. The design incorporates materials and styling cues that echo those of the surrounding heritage environment, thereby ensuring aesthetic harmony and continuity.

Moreover, by situating the new dwellings in close vicinity to the listed building, we aim to complement and enhance the area's character rather than detract from it. These homes will provide much-needed housing within the region and promote a sustainable use of the land. They will be integrated with the existing infrastructure, which supports environmental and economic sustainability by reducing the need for additional resources.

Furthermore, this development has been planned to ensure that there is no visual or physical interference with the listed building. The layout, scale, and positioning of the new homes have been carefully thought out to maintain the visibility and prominence of the historic structure, while offering modern living accommodations that meet current building standards and community expectations.

In conclusion, the development of these four new homes provides a balanced approach to growth and preservation, aligning with contemporary needs and historical respect. This proposal supports the local council's goals for sustainable development and housing provision, making it a valuable addition to the community.