

From: Sebastian Pickles <Sebastian.Pickles@kirklees.gov.uk>

Sent: Wednesday, July 26, 2023 11:58 AM

To: Sam Jackman <sam.Jackman@kirklees.gov.uk>

Subject: Application - 2023/91474 - 94 New North Road

Sam,

Having considered the submitted details, we offer the following comments.

The application site is located within the Greenhead Park/ New North Road Conservation Area. Additionally, the building is located directly between the Grade II 92 New North Road and the Grade II 96 and 98 New North Road. The building is a lovely example of a detached mid to late 19th-century dwelling. The main frontage looks onto New North, however with the building being detached, you can clearly see onto the side elevations. The rear of the building can also clearly be experienced from the immediate rear of the site from the Cemetery Road and from the Cemetery itself.

The proposals for the building were located to the rear of the building. Part of the proposal is for the removal of the chimney stack which is located on the side elevation which is the southeastern elevation. We do have concerns in respect of the removal of the stack, while it may be in a poor state of repair, it does form a part of the character of the property and has a positive contribution to the roofscape. We consider that the chimney stack should be retained. If the stack needs to be dismantled and rebuilt, this would be an acceptable approach. We would however reiterate that the stack should be retained.

The remaining elements of the proposals are focused on the rear elevation, the existing window openings, and the central double-height bay window. We do have concerns regarding the proposals. The changes do not appear to affect the windows in the basement, however, there are changes to the ground and first floor. The proposals appear to be seeking to reduce the size of the existing openings, creating more squat window openings. The central double-height bay window is to be entirely altered. We accept that the existing bay window, in terms of materials, is of little merit, being constructed in uPVC, however, the overall form is reasonable. The submission shows that the window openings will again be diminished and there will be a much larger section of what is stated as being Hardie Panels. There are limited details in this regard, however, we are unconvinced by the detail. We consider that while understanding the wish to improve thermal performance, the finish of the windows and bay windows has a negative impact. We consider that the approach needs further consideration, looking to retain the size of the existing openings. We accept the window on the left-hand side to the ground floor could be slightly reduced from its existing size, this would however need to better reflect the detail of the

existing window openings, which would reinstate some of the lost symmetry.

On a side note, we would also set out that while there is a focus on improving thermal performance, the current approach does appear to not be a holistic approach and there is a greater risk of creating a cold bridge. We note the use of trickle vents. While accept the wish to meet building regs, given the building is within the Conservation Area and immediate setting of the noted listed buildings, we consider that trickle vents should be resisted, or need to be a discreet and reduced trickle vent.

As set out, we consider that amendments are required to the proposed. As currently presented, we consider that the proposals will have a degree of harm and amendments are needed to overcome this harm.

Kind regards,

Sebastian Pickles – MSc, IHBC
Senior Conservation Officer