

HERITAGE IMPACT STATEMENT/ PLANNING SUPPORTING STATEMENT

location	Alterations to Flats and Erection of Bin Store within Conservation Area
application	94 New North Road, Huddersfield, HD1 5QP
client/applicant	Mr Neil Macleod
job number	23/8274
date	May 2023

Ltd

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INTRODUCTION

This Heritage Impact Assessment/Planning Supporting Statement forms part of the planning application for the proposed alterations and the erection of the bin store at 94 New North Road, Huddersfield, HD1 5QP.

The subject property 94 New North Road is a large property believed to date back to the mid 19th Century. The property is not listed, but is sited within the Greenhead Park/New North Road Conservation Area.

It is a large detached building converted into 5 separate properties (flats) some 34 years ago.

One of the properties, 94a, is sited within the lower ground floor, not owned by the applicant (relevant notice was served on 03/05/2023).

Flat 1 & Flat 1a are sited at ground floor level.

Flats 2 & 3 are sited at first floor level.

This application relates to flats 1 (GFL) and flat 3 (FFL).

The ground floor and first floor flats share common areas and the principal entrance off New North Road. The lower ground floor flat has its own separate independent access to the rear (North East) of the property.

The property is flanked by other properties that are listed buildings, 96 & 92 New North Road.

The application seeks planning/conservation area consent for the removal of one of the dilapidated chimney stacks above roof level, renovation of the rear full height projecting bay window, erection of a small stone bin store along with internal enhancements (thermally and acoustics) that are exempt from development control.

The proposals ultimately arise from the need to enhance the thermal efficiency of the flats. Three of the four flats are rented accommodation. In 2015 government legislation set new minimum Energy Efficiency Standards (MEES). These state that private rented property in England and Wales must have an EPC rating of E or above. These came into force on 1 April 2018 for new tenancies, and on 1 April 2020 for existing tenancies. Significantly the minimum EPC rating is to be raised from E to C from 1 April 2025 (for new tenancies), and from 1 April 2028 (for existing tenancies).

There are several exemptions which can be applied for/registered where the cost cap (currently £3,500 per property) does not enhance to the minimum EPC rating. But exemptions only last for 5 years and with current energy prices, we contend that rental properties with poor Energy Performance Certificates, will become significantly less attractive/desirable.

Other exemptions include where work would damage or devalue the building (with evidence from a qualified surveyor), or where you cannot get necessary third-party permission (for example from a tenant, planning authority or freeholder). Again such exemptions are valid for five years, there is also a temporary 6-month exemption for new landlords.

We consider as part of a standard/maintenance program that the flats can be enhanced/improved to achieve a 'C' rating. This can be achieved by including the thorough refurbishment of the bay window, in particular the cladding and thermal insulation.

The legacy of Grenfell also puts a significant responsibility on landlords with regards to fire safety, specifically in relation to cladding/paneling where fire protection and the surface spread of flame must be restricted. Whilst high rise buildings are being treated as priority for remedial works, other self-contained accommodation should not be ignored. This application also addresses this fire resistance and surface spread of flame concern.

The application proposes to;

- Enhance the thermal efficiency of the flats.
- Improve acoustics between the flats.
- Provide reactive/planned maintenance to the properties.
- Reduce the on-going maintenance requirements.
- Enhance the aesthetics of the property/locality (proposed bin store & refurbished bay window).

The existing property is dated, with some very dilapidated aspects. Some of these aspects contribute to the property being expensive to run/heat.

The proposals intend to deal with these issues and in turn provide updated/modern day properties, whilst being sympathetic to the conservation area setting and the adjacent listed buildings.

All of the works are located to the rear of the property, away from the prominent street scene elevation.

The existing bay window is in need of maintenance, we'd like to take this opportunity to significantly enhance the thermal efficiency as part of the works.

Any perceived harm to the conservation area, we contend, is outweighed by the enhancement thermally and acoustically which will make the property, as a whole, more desirable and ensure it is fit for the future.

The proposed bin store will prevent the ugly and sometimes scattered arrangement of bins that can exist when a designated location is not provided.

The bins will continue to be presented at the front of the property/roadside on collection day. The open frontage of the proposed bin store not only provides ease of access, it also ensures good ventilation and prevents the build-up of smells/insects that could cause a nuisance to the other nearby properties.

The bin store arguably enhances vehicular access and parking with the dedicated bin store location.

In policy terms, both National (The National Planning Policy Framework (NPPF)) and Kirklees Local Plan, we contend that the proposals are capable of meeting all policy requirements and in particular the overarching context in favour of sustainable development.

Further details on specific matters are included in subsequent sections.

SCALE

The scale of the property is unaffected by the proposals.

The bin store is a very small and squat building effectively screened from the North West given the tall stone boundary wall.

The bay window remains the same size as it currently is. The addition of thermal insulation projects internally.

The removal of one of the chimney stacks above roof level removes the danger of masonry falling from this stack. The alternative to removing the stack above roof level will, most probably, require the full rebuild above roof level. We are led to believe that this stack is redundant and therefore not serving a functional purpose.

We contend the proposals do not present over development of the property/site and that the proposals have no negative impact with regards to visual amenity/privacy issues on the neighbouring properties.

DESIGN/APPEARANCE

The design has been shaped by the brief. To enhance the property, specifically thermally and acoustically between the flats.

We contend the design and appearance, given the proposals considered as a whole, have a positive impact on the conservation area setting. We contend the Upvc clad projecting bay offers no value to the conservation area and that the use of a buff/sandstone coloured cladding provides a more harmonious appearance.

The locality features a wide range of property types and sizes from carrying ages with a vast array of materials in use providing no particular pattern or architectural form. In the more immediate locality New North Road is characterized with large semi detached and detached villas dating back to the mid 19th century.

LANDSCAPING

Landscaping forms no part of this application.

The proposed bin store to the rear of the property provides an appropriate space for the storage of the bins.

ACCESS/HIGHWAYS

The proposed bin store, in creating a designated location for the storage of the bins, we contend has a positive impact on the maneuvering, turning and parking of vehicles using the access and car park area.

The proposed development causes no undue harm to highway safety matters and is therefore acceptable and in accordance with Local Plan Policy LP21 and the guidance within the Kirklees Highways Design Guide.

CLIMATE CHANGE / ENERGY EFFICIENCY

A Climate Change Statement has been prepared and accompanies this application.

Several climate change mitigation measures have been incorporated into the proposals.

These include;

- The use of low energy lighting with the refurbished properties
- Smart energy metering
- Materials and tradespeople to be sourced locally, where possible
- Insulated bay window to the rear of the building

Considering the above we contend that the proposed development would therefore have a positive impact on climate change and complies with Kirklees Local Plan Policies LP24 and LP26.

BIODIVERSITY & ENHANCEMENTS

The existing property is well sealed with minimal opportunity for roosting bats.

Given the scale of the application and proposals we trust the application is considered to meet/comply with Kirklees Local Plan Policy LP30.

PLANNING HISTORY

The only planning history relating to this property on the publicly accessible website is tree works applications;

90/01762 Conversion And Refurbishment Of 5 No. Flats To 6 No. Flats (Within Conservation Area)

2005/93897 Erection Of Conservatory/Porch (Within A Conservation Area)

The above 2005 application is on the same building but not within the applicant's ownership.

There is no other online planning history for the property.

HERITAGE IMPACT ASSESSMENT

The property is not listed but is within the Greenhead Park/New North Road Conservation Area.

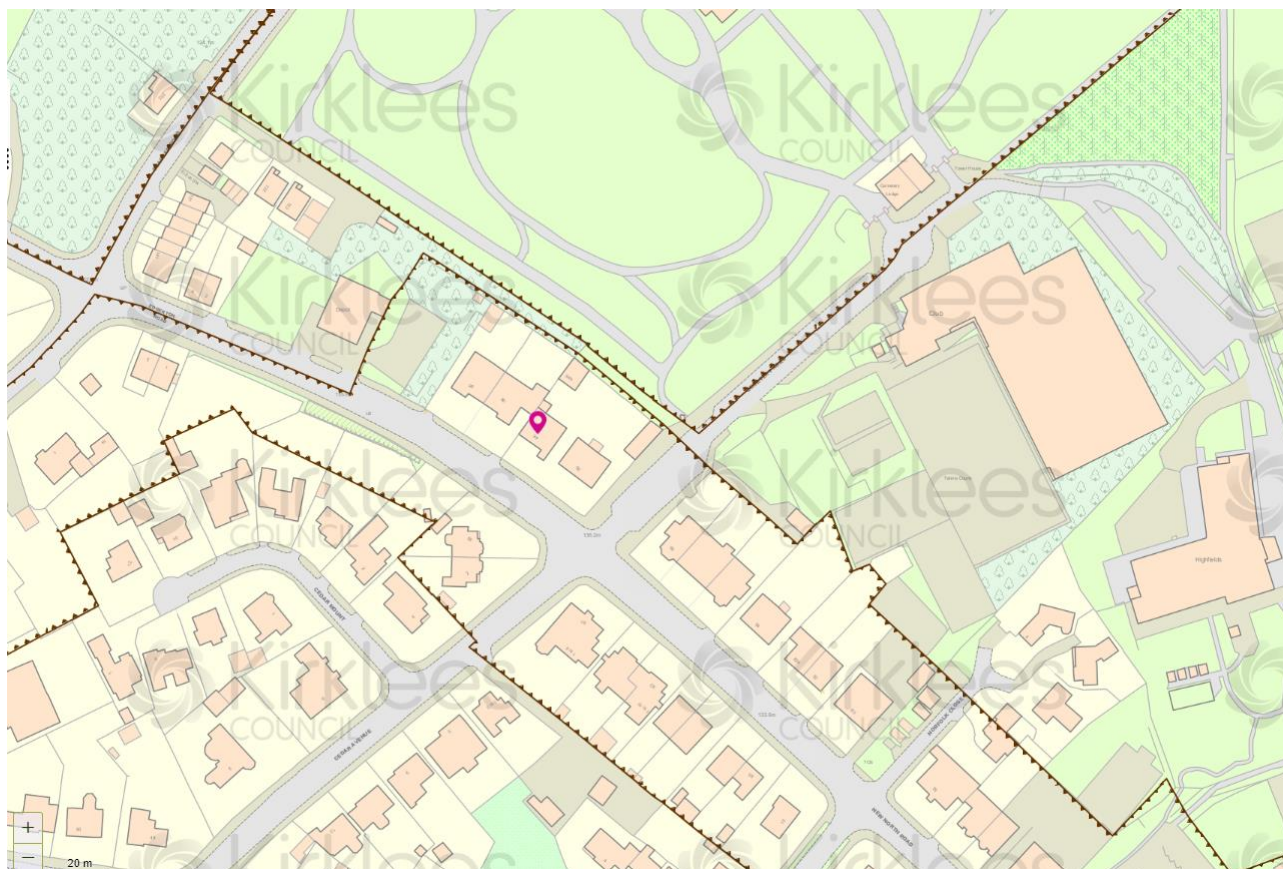
The KMC planning website along with the Historic England listed building map search indicates that the subject property is not a listed building.

We understand that at the time of listing the adjacent properties on 29th September 1978, that the subject property, 94 New North Road, was in separate ownership and is therefore also not deemed a curtilage listed building. It is separate in its own entity. We do however appreciate that any changes to this property affect the setting of the adjacent listed buildings along with the impact on the conservation area setting and as such have adopted a sympathetic design ethos.

Usually within a conservation area, consent/permission is not required to demolish a building which does not exceed 115 cubic metres or to take down any wall, gate or fence which is less than 1 metre high where abutting a highway, or less than 2 metres high elsewhere. However this application relates to two flats and we understand flats do not have permitted development rights.

ASSESSMENT OF SIGNIFICANCE

There is no formal conservation area appraisal for the Greenhead Park/New North Road conservation area on the Kirklees planning website.



The locality of New North Road is characterised by the detached and semi-detached villas dating from the 19th century in a variety of styles on spacious plots. There is uniformity to the layout of buildings with a building line of approximately 10 metres from the street on each side and a plot lengths of circa 41 metres. Plots were sold on long leases by the Ramsden Estate with the purchasers commissioning the design and construction of the new properties. Some plots were developed with private carriage drives with coach houses to the rear. The land to the rear of the plots on the north side of the road retains much of its open and green character with mature trees and buildings with spacious grounds such as the Huddersfield Lawn Tennis and Squash Club and Highfields Community Resource Centre. Car parking has been laid out to support office and residential uses to the rear of many properties. The listed buildings make a positive contribution to the character and appearance of this conservation area.

CONTRIBUTION OF SETTING TO THAT SIGNIFICANCE

The listed buildings along New North Road provide a striking appearance with their stone detailing and together create a street scene of considerable heritage interest.

The listed buildings fronting onto New North Road are large 2 storey properties, with some accommodating rooms within the roof, the architecture utilises Georgian and Victorian styles, demonstrating various styles of roof structures, bay window styles and window arrangements.

Each of the buildings along New North Road have individual elements that provide a bespoke appeal to each individual property, the distances between them are varied with many having large gaps and others having just path down the side or linked.

That contribution is not to be harmed when viewed from New North Road, the proposals will not provide any discernible change to the street.

ASSESSMENT OF IMPACT ON SIGNIFICANCE

This application is for small scale proposals to the undesignated heritage asset.

The proposals are all located to the rear of the property, out of sight and away from the principal roadside elevation.

We contend the proposals have no negative impact on the conservation area.

CONCLUSION

As referred to within this statement, we contend that the proposals are acceptable in relation to visual amenity, residential amenity, heritage impact and highways matters. The proposals accord and comply with all relevant local and national policies.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

PROPERTY PHOTOS (31/03/2023)





