HERITAGESTATEMENT
CHANGE OF USE & EXTERNAL ALTERATIONS
1 CUCKOO LANE HONLEY HD9 6AS

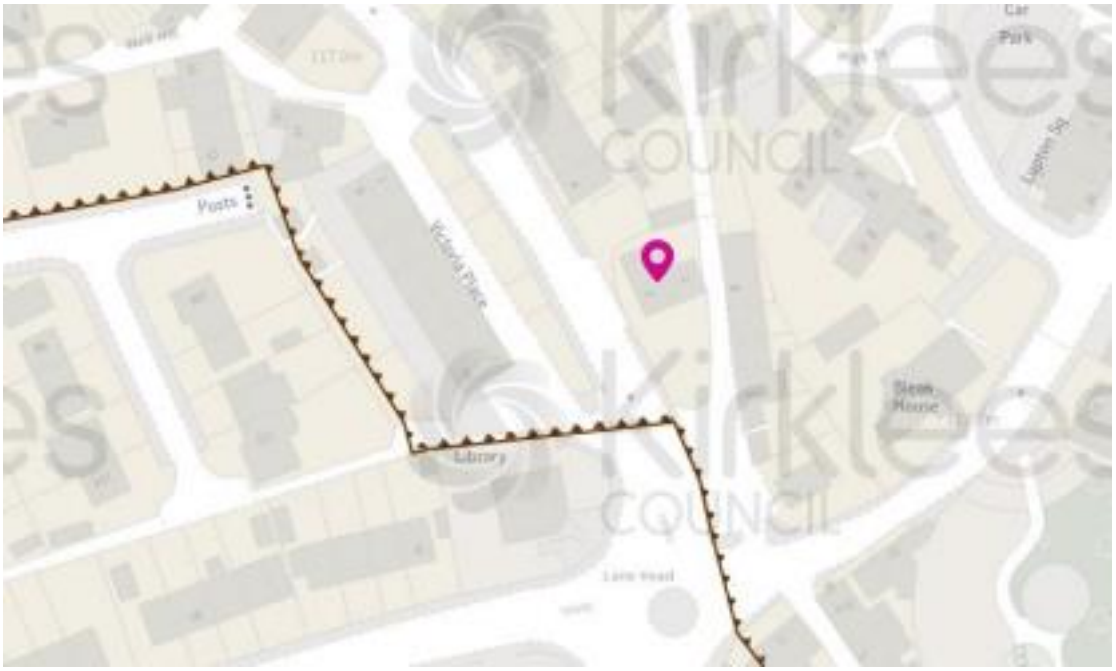
LOCATION

The property is located on Cuckoo Lane, Honley, a one-way road heading in the south direction.

The property is in a prominent position within Honley Village, seen from Cuckoo Lane, Thirstin Road and Westgate.



The Kirklees Local Plan denotes the site within the Honley Conservation Area.



Above: Kirklees Local Plan

DESCRIPTION

1 Cuckoo Lane can be identified on the 1893 Ordnance Survey Map. The property is shown with an L shaped arrangement, similar if not the same form as it stands today.



Above: 1893 Ordnance Survey Map

There does not appear to be any planning history associated with the house itself on the Kirklees portal although it is anticipated that there may be previous applications within the archives.

BASIS FOR ASSESMENT

In preparing our report, we have referred to the following National Policy and Guidance:

National Planning Policy Framework
Chapter 2 – Achieving sustainable development.
Chapter 12 – Achieving well-designed places.
Chapter 15 – Conserving and enhancing the natural environment.
Chapter 16 – Conserving and enhancing the historic environment.

Historic Environment Good Practice Advice Planning Note 3: The Settings of Heritage Assets, published by Historic England.

and the following Local Policies: -

LP 1 – Achieving sustainable development.
LP 24 – Design
LP 34 – Conserving and enhancing the water environment.
LP 35 – Historic environment

CHANGE OF USE
LOWER GROUND FLOOR No. 1 CUCKOO LANE

ASSESSMENT OF SIGNIFICANCE

1 Cuckoo Lane is a 19th Century dwelling within the Honley Conservation Area and is one of a multitude of buildings situated within Honley Village and the nearby locality of this age and heritage. This selection of buildings reflects the architectural heritage in the area, demonstrating an appeal of historic character and legacy.

The existing building is currently used as a single dwelling with an additional small lower ground floor area currently having an office use as outlined in red within the plans forming part of this application. The proposal to change the permitted use of this accommodation from office to residential affects the ground floor of the western elevation of the property only. There are no changes or proposals to any other elevations associated with this change of use application.

The western elevation demonstrates a three-story appearance with large stone surround windows at ground floor level and an access door. Above are similar but smaller arranged windows at the first and second floor level. The elevation is constructed in natural coursed stone with stone corbels.



LowerGroundFloor-2ThirstinRoad

ASSESSMENT OF IMPACT ON SIGNIFICANE / HERITAGE IMPACT ASSESMENT

The lower ground floor is situated at No. 2 Thirstin Road and currently has an office use associated with it and is presently vacant. The change of use of this area to residential will allow it to be used as part of the remaining dwelling at No. 1 Cuckoo Lane. It is understood that this accommodation has historically been used for residential purposes, accordingly the application is in effect simply seeking to revert back to its former use.

Incorporating the office space into the dwelling is a fairly low impact proposal, since there is already an existing staircase that connects the rest of the house to a cellar to the rear of the office space. This staircase may readily be utilised to additionally serve these two rooms.

There are no elevational changes required in order to accommodate the change of use and therefore there would be no adverse impact on the conservation area.

EXTERNAL ALTERATION

ProposedExternalChangesandImpact

Plans provided as part of this application, identify the external alterations that are proposed.

Windows to be replaced to all elevations - The design of windows to the front of the property will be replaced on a like for like basis, save that the panes will be double glazed, and the paint changed to a heritage cream colour.

The improved resulting insulation will be in keeping with the aspirations of the Holme Valley NDP Policy 12 Section 7, "Alterations to existing properties where planning permission is required should be designed to reduce energy demand and comply with sustainable design and construction".

The proposed timber to be used in the construction of the windows is Accoya, accredited by FSC and Cradle to Cradle (C2C) overall Gold certified, it is the only construction material in the world to achieve C2C Platinum certification of Material Health. Accordingly, it is acknowledged as having a low carbon footprint and is a sustainably sourced construction material.

The windows to the side and rear elevations will replace existing double glazed PVC windows for Accoya timber, which will tie in with the front elevation, so making the entire property more complementary to its location within the conservation area.

The removal of the roller shutters to the 2 ground floor Thirstin windows will further enhance the overall appearance of the property, and reinforce the residential profile of this location within the conservation area, Holme Valley NDP, Map 10 Honley Conservation Area.

2 Velux windows to be inserted into the roof - The six dwellings in Thirstin Road facing directly opposite the subject property and no. 6 Cuckoo Lane all have Velux windows within their roof spaces, the proposal is therefore in keeping with the immediate neighbourhood.

The room that will benefit from the 2 Velux windows did historically benefit from a window on the rear elevation facing down Thirstin Road, evidenced by a walled up window. Accordingly, the proposal only seeks to reinstate natural light to a room that historically did benefit from this amenity.

Car parking off Cuckoo Lane - Within the Holme Valley NDP Policy 6, there is an aspiration for adequate parking and encouragement for minimising on street parking and para 4.8.14 parking is acknowledged as being "a source of local frustration". The modest parking proposals would be a small step in the direction of easing parking pressures in the immediate vicinity of the property.

Nine public car spaces already exist in a line immediately adjacent to the end of the garden, accordingly the proposal simply seeks to extend an existing use beyond the boundary wall into part of the garden.

The proposal includes the provision of 2 electric vehicle charging points, which is a capital investment in line with the aims of the Holme Valley NDP, 4.2.54 proposals "should incorporate flexibility to allow future adoption to meet the changing needs of occupiers over time", and para 4.8.5 "providing better infrastructure to accommodate electric cars through provision of a network of charging points through the valley could encourage drivers to consider utilising a more sustainable type of car."

Car parking off Thirstin Road - The neighbouring house at 4 Thirstin Road has a drive for 1 vehicle, accordingly the proposal to incorporate a car parking space in the area to the front of the Thirstin Road elevation is in line with the arrangement adopted for the neighbouring premises.

Thirstin Road where the car access point is proposed is too narrow to accommodate car parking simultaneously on either side of the road. The proposal will not impact continued car parking on the far side of the road, which is the side of the road where most people commonly park, accordingly there will be no legitimate public car parking amenity lost as a result of this proposal.

Vehicles do sometimes park in the location where the drop curb is proposed. However, to provide clearance for vehicles to pass along Thirstin Road, any such vehicle that does park there by necessity has to park partially on the pavement. This is in contravention to Rule 244 of the Highway Code. This has the effect of narrowing the usable pavement width, sometimes to the detriment of pedestrians pushing prams and buggies or those in wheelchairs. The consequence of allowing a drop curb/car access at the proposed location, will be that per Rule 243, no such "fly" parking should continue, allowing free passage for pedestrians along the pavement walkway with particular benefit to those that are pushing prams & buggies or wheelchair users.

It is proposed that there will be a car charging point provided with the car space. Please see para 4.c above, such an installation would be in line with the aims of the Holme Valley NDP.

Relocation of the entrance door off Thirstin Road - It is proposed that the existing entrance is relocated to what appears to have been an original entrance into the accommodation, but which was walled up at some point in the past.

The total number of entrance doors will not increase, since the current doorway will be walled up.

General minor variations to the exterior - Currently there are a range of designs, sizes and states of repair for existing drainage, wiring, lighting etc. In line with the rest of the investment into the property, the intention is to comply with the aims of the Holme Valley NDP by complementing the existing built environment.

Other incidental alterations and repair works will enable the property to continue being used as a home, but per comments above, whilst taking account of the aims of the Holme Valley NDP.

PRINCIPLESOFJUSTIFICATION

CHANGE OF USE

The office appears to have become surplus to the original purpose of the building and is in risk of deterioration without adapting to a new use.

There are no alterations to the building fabric required to facilitate the change of use, however the change of use once granted will prolong the use of this 19th century accommodation by creating a usable living space.

EXTERNAL ALTERATIONS

The installation of new sustainably sourced Accoya windows to all existing windows, will provide a consistent design and finish to all the windows within the property, which will improve the presentation of the property significantly. The other proposed alterations in respect of parking, access and services additionally accord with the conservation status of this location and planning policy and guidance as outlined above.

NOTE

Naturally should the Local Authority Planning Department require any further information please make this known at the earliest opportunity. We respectfully ask for contact from the case officer prior to the formal determination of this application.