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PLANNING,
HERITAGE
STATEMENT

8 DODLEE, LONGWOOD, HUDDERSFIELD,
HD3 4TZ

Job Ref: 2862

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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for an enlarged roof space, formation of rear dormer and installation of 2 no roof windows.
2. The building which the application relates to is not listed. The building sits within the Longwood Edge conservation area.
3. This statement responds to section 16 of the National Planning Policy Framework which requires applicants to describe the significance of any heritage asset affected and the impact or contribution of the proposed development upon the heritage asset.
4. This statement has been prepared by James Fearnley BSc(Hons) MArch following site visits to appreciate the building and its context. Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DESCRIPTION.

GENERAL DESCRIPTION & SITE LOCATION.

5. The application relates to number 8 Dodlee Lane.
6. The building forms part of a modern development of 7 houses and was constructed circa 1988.
7. The development is split into 3 distinct clusters. The layout is shown below.



The site is outlined in red and sits within the northern section of the development.

The northern site (orange) comprises 3 detached dwellings. The middle section (blue) is one detached house which is accessed directly off Dodlee Lane, and the southern section (green) comprises 3 detached houses.

All houses in the development are built from artificial stone with interlocking concrete roof tiles. The houses are fitted with uPVC casement windows. All houses are finished with traditional details including corbels to eaves, stone heads and cills, and cast stone gable vents.

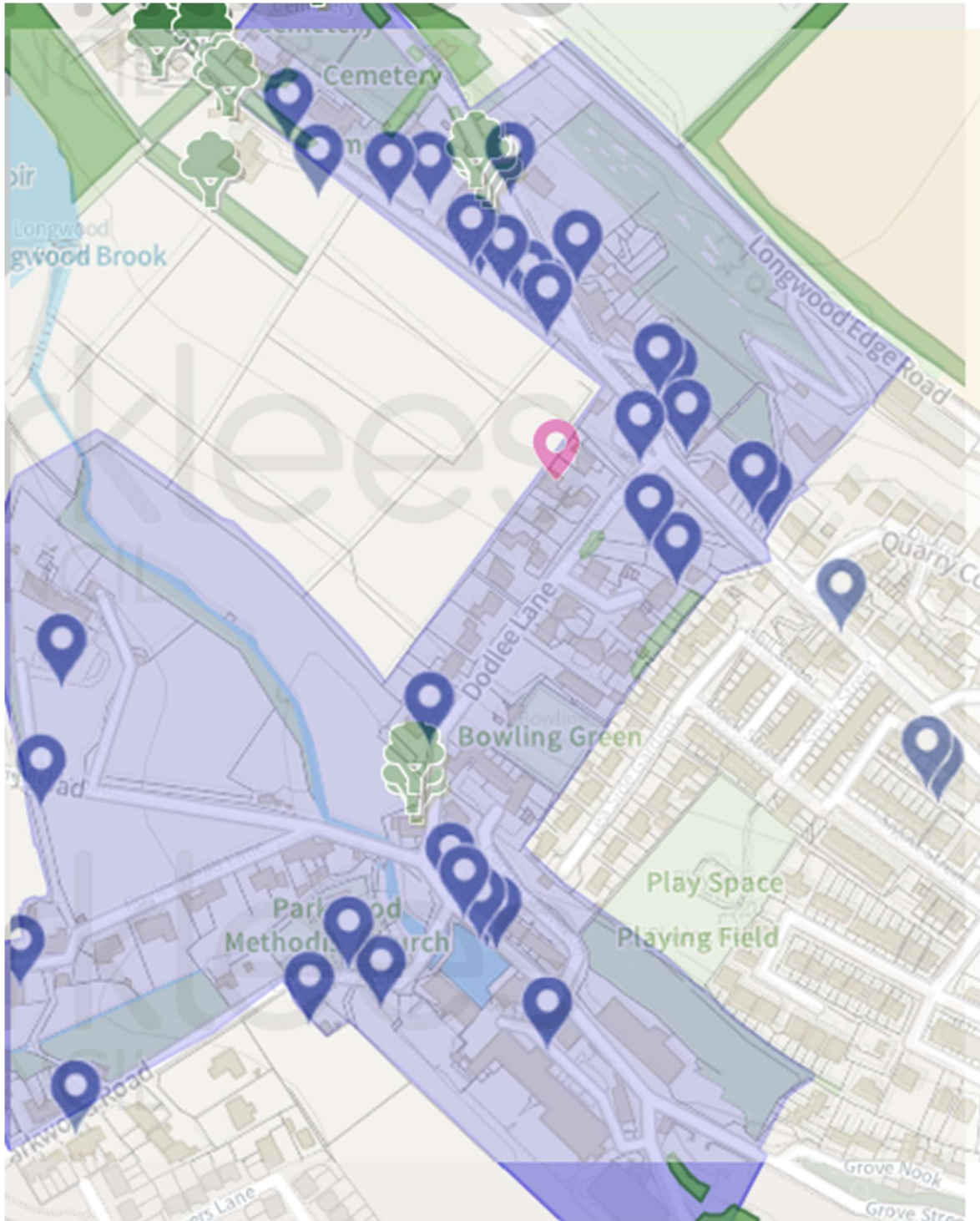
8. The images below are a collection of street-scene photos showing the cluster of development which the house is part of.



9. The site is bordered to the north, east and south by the housing development and is bordered to the west by greenbelt.

HERITAGE ASSETT DESCRIPTION.

10. The site sits in the middle of the conservation area which spans across the valley. The site is on the northern side of the valley. As per the image to the right.
11. The conservation area does not have an appraisal.
12. The conservation area has a large collection of listed buildings and it is probable the conservation area was established to protect these and their setting. The image overleaf shows the listed building map from Historic England overlaid on the Kirklees Council conservation area map. The overlay map clearly shows the clustering of listed buildings which informed the boundary of the conservation area. The conservation area is clearly defined as a northern and southern cluster which is transected by Dodlee Lane. The shape of the conservation area encompasses the listed buildings and links the clusters together.



1. The Kirklees UDP Appendix 1 (now superseded by the Kirklees Local Plan) sets out the conservation area as being *“Traditional stone built village with valley bottom textile mills, mill owners’ houses and cottages linked by stone setted street to terraced cottages on hillside.”*

13. The evidence for the conservation area clearly sets out the rationale for the protection of the area. The conservation area has been established to protect the traditional form of the historical buildings and their relationship with the mill complex in the valley bottom. The conservation area protects the historic narrative and hierarchy of the valley's rich textile history. This pertains to the larger mill owner's house (Holmfield House) and the collection of smaller mill cottages. Dodlee Lane itself has few listed buildings and is included within the listing thanks to the historical cobbled set street and to ensure any houses which are altered do not interrupt or compromise the protected views.
14. The conservation area allows the protection of historical views down the valley. These are from each side of the valley, with the key views being from Lamb Hall Road looking south and from Royles Head Lane looking north.






15. Each of these views captures the character of the valley and conservation area, with clear views of the linear form of the houses with the mill in the bottom. The traditional material palette is clearly distinguishable and contributes to the making of place.
16. The site is not directly adjacent to any listed buildings. The closest listed building is Dod Lea House Listing number 1313538 which is designated II*. The list entry is as follows - *LONGWOOD GATE 1. 5113 (South Side) Longwood Dod Lea House SE 1017 26/842 II* 2. 1674 and 1841. In 2 distinct parts, the 1841 part built to replace the house of 1674, which then became offices. The house of 1674 is of hammer-dressed stone. Pitched stone slate roof. Coped gables on cut kneelers, the north end with 2 moulded finials. 2 storeys. String. Windows have chamfered stone millions in double chamfered reveals. East side one 7-light window on 1st floor, and one 4-plus-4-light window with transom on ground floor. Garage doors. South end has 5-light window on 1st floor: centre 3 lights are of double height, with transom and rounded heads: hoodmould and lozenge-shaped labels stops. Ground floor*

has one 4-plus-4-light window with transome. Date panel inscribed "GDM 1674" re-inserted in rear of 1841: good Pennine ornament and lettering. House of 1841 is of hammer-dressed stone, with ashlar dressings. Pitched slate roof. Coped gables. 2 storeys. Moulded eaves cornice. Blocking course. Rusticated quoins. 3 ranges of sashes in plain raised surrounds. Door with 2 fielded panels: Tuscan porch with moulded cornice and blocking course: frieze with stone balls set in open panels (cf No , Lidget Street, Lindley). Oval oculus east gable. Date panel taken out recently and set up in garden, inscribed "GDM Rebuilt 1841".

17. The second closest listing to the site (some 43m) is list entry 1212786 which is a milestone – ‘Milestone opposite number 12. *GREENHILL ROAD 1. 5113 (South Side) Milestone opposite No 12 SE 1017 26/591 II 2. C19. Ashlar. Triangular in plan. Inscribed on east side "From Huddersfield 3 miles".;* It should be noted the location of this milestone is not apparent when in the area.
18. Both listed items are relatively remote from the application site and are not directly readable within the context of the site. By nature of the existing topology and built form the listed items are not visible from the site.

SECTION 3: PROPOSED DEVELOPMENT

19. This application seeks to raise the ridge height of the existing house and introduce a dormer to the rear. There is also the introduction of 2 new roof windows to the northern elevation.
20. The proposed dormer will sit within the roof plane and be set back in the roof plane. The gutter will run along in front of the dormer to break up the massing.
21. The dormer has been designed in a contemporary style to contrast with the surrounding context. The proposed material palette has been selected to create a lightweight appearance with materials which will blend into the roofscape. The proposed materials have been selected to offer minimal visual impact when the valley is viewed from the key views.
22. The proposed replacement roof and enlargement of the eaves shall be built from materials to match the existing house. It is appreciated that the materials will take a few years to ‘weather in’ however shall match the patina of the rest of the house.
23. The images overleaf show photomontages of the proposed development in context from varying views.

	Existing	Proposed	Impact
View from Dodlee Lane looking north			Slight
View from Dodlee Lane looking south			Slight
View from Dodlee Lane looking north			Low

View from Lamb Hall Rd			Low
View from Royles Head Ln			Low

SECTION 4: HERITAGE IMPACT

- 24. The proposed development seeks to introduce a new element into the conservation area's roofline.
- 25. The site is concealed from any close views due to the existing built form, topography and mature vegetation.
- 26. The changes to the distant wider views are minimal due to the selection of materials and the scale of the proposal.
- 27. The proposal offers a small change within the immediate context of the dwelling which itself is not impacting on any heritage assets. Within the wider

context the proposal offers a minimal change to an existing roofline with a dormer intervention. Due to the distance of these vantage points and key views from the site, any changes would be hard to distinguish.

SECTION 5: KIRKLEES LOCAL PLAN (PLP35) AND NATIONAL PLANNING POLICY
FRAMEWORK (NPPF)

28. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm to the heritage asset should require clear and convincing justification.
29. Paragraph 189 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
30. Paragraph 200 of the NPPF sets out that local planning authorities should look for opportunities for new development within Conservation Areas, and with the setting of heritage asset, to enhance or better reveal their significance.
31. The site is identified within the Local Plan as being within Longwood Edge Conservation Area.
32. The Local Plan explains it is not necessary to preserve every detail of a conservation area, but there should be care in the control of new development to ensure that the appearance of the area is not affected in a way that would diminish its value.
33. Policy PLP 35 from the local plan states...

"1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances.

SECTION 6: CONCLUSION

34. The proposed development creates a minimal change within the conservation area which does not impact on the key reasons for the designation of the conservation area. The proposal has a minor impact on the wider views

across the valley from both directions which does not detract from the charm or heritage of the area.

35. The key protected values which have led to the designation of the conservation area are unaffected by the proposal.
36. Although the scheme is a contemporary design, the use of quality materials ensures the proposal will not be incongruous to the area.
37. We feel the proposal, due to its limited impact on the conservation area and any listed buildings will not harm the conservation area and should be put forward for a positive determination.



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