

<b>Consultation Response from KC, Conservation &amp; Design</b>
<b>2023/92490 Former Dowker Works, Dowker Street, Milnsbridge, Huddersfield, HD3 4JX</b>
<b>Erection of 35 dwellings with associated access and landscaping (within a Conservation Area)</b>
<b>Date Responded: 20.9.2024</b>
<b>Responding Officer: Sue Brooks</b>
<b>Responding Ref:</b>
<p>Following the previous Conservation and Design consultation response dated 13 October 2023 and subsequent negotiations, amendments have been made to the proposal. We have the following comments on the revised proposal:</p> <ul style="list-style-type: none"> <li>Of particular concern was the proposed use of reconstituted stone on the elevations facing outside the site (George Street, Dowker Street and Armitage Road) where the predominant character is natural stone. We recommended that natural coursed stone was proposed for these elevations as well as retaining and boundary walls for exposed areas adjacent shared spaces and boundaries. Type 1, 3 and 4 cottages, and plots 9 - 13 have been amended to show natural stone front elevations and gables, with ashlar stone heads and cills. Cottage Flats Type 2 drawings show reconstituted stone on the front elevations facing Armitage Road and we would prefer this to be amended to show natural stone front as these face out of the site. Boundary walls are shown as reconstituted stone, and we would prefer natural stone near the site boundary – close to the road splay and bin store of Plots 1-3.</li> </ul> <p>We would recommend that a condition is applied requiring sample panels of stonework and pointing is prepared on site for approval, as well as a sample of the ashlar stone. Pointing should be flush or recessed and not strap pointed.</p> <ul style="list-style-type: none"> <li>Front elevations have been amended to show one over one casement windows to broadly reflect the character of the terraces within the conservation area and immediate setting. Some horizontal three light windows are proposed on Dowker Street, and it is accepted that although these do not reflect the surrounding character, the internal layout of the kitchens in these flats makes a tall one over one window difficult to achieve and therefore we accept this design on balance. Panelled doors are now proposed to reflect the character of the 19<sup>th</sup> century terraces.</li> </ul> <p>We would recommend that a condition is applied requiring 1:20 elevations and 1:5 details of the windows and doors are submitted for approval.</p> <ul style="list-style-type: none"> <li>The most suitable roof covering in this location would be natural blue slate. This would complement the existing roofscape character which can be seen from the surrounding streets and from the hillsides further afield. Grey roof tiles are specified, and we would prefer natural or artificial blue slate.</li> </ul> <p>We would recommend that a condition is applied requiring material samples to be submitted for approval.</p> <ul style="list-style-type: none"> <li>PV arrays – the application indicates that these will be located on front and rear roof pitches. We have no concerns about PV panels being located on pitches facing into the site but would prefer them not to be located on outer pitches, unless they are PV slates integrated into the roof covering.</li> </ul>

We would recommend that a condition is applied requiring details of the arrays to be submitted for approval, including solar panel type and location.

- Air Source Heat Pumps – details, size and locations have not been submitted and should be located on rear elevations.

We would recommend that a condition is applied requiring location and design to be submitted for approval.

As before, we accept the principle of development as this will be an enhancement on a derelict site within the conservation area and within the setting of several listed buildings. We have no objections to the proposal, subject to the comments and recommended conditions above.