

**Consultation Response from KC,
Conservation & Design****2023/92712 Land adjacent, 36 Oxford Road, Dewsbury, WF13 4LL****Erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access****Date Responded: 26.10.2023****Responding Officer: S Pickles****Responding Ref:**

The application site relates to an open plot which is located on the immediate western boundary of the Northfields Conservation Area. The site forms a key entry point into the Northfields Conservation when entering along Oxford Road and Reservoir Street.

The site is currently formed of an open green space, with mature trees within the centre and surrounding boundary of the site. Looking at historic OS maps the site was untouched until the early part of the 20th century when the site houses Tennis Courts and a Tennis Pavilion to the north of the site. There is still evidence of the Tennis Courts, however, the Pavilion appears to have been lost.

Conservation and Design were approached for comments at the pre-app stage. We clearly set out that if the proposals were progressed then a detailed Heritage Statement would need to be submitted. The applicant has submitted a single side statement, which is combined with the Planning Statement. The Statement is very succinct and does not provide a great deal of detail or assessment of the area. We are not overly convinced that it meets the test of 194 of the NPPF.

Broadly, we were generally supportive of the proposals. We did however provide comments in relation to materials and treatment of the boundaries.

We would re-emphasise our general overall support for the scheme. We would however offer the following.

Since engagement at the pre-application stage, there have been a series of changes to the design, layout and materials for the site.

The layout has now been amended with the site being re-orientated. In the pre-application details the horseshoe-shaped development with a small courtyard area facing to the east, facing towards the eastern side boundary. This has now been reorientated to the south, facing onto Oxford Road. This has been in part to allow for the retention of trees, which we welcome as they offer a positive contribution to the setting of the conservation area. We would however defer any comments in relation to trees to our Arboricultural colleagues.

The changes to the design have been more minor and we would raise no concerns in this regard.

One of the main material changes is the introduction of buff red brick to the elevational treatment. We set out in our pre-application comments that materials should be natural local stone and natural roof slates. Within the supporting details, it sets out that the materials have been well considered and look to reflect the character of the area.

Within the immediate and wider area stone is the main building material. There are some examples of brick construction along Park Road, Trafalgar Road and Claremont Road, which are within the conservation area. While this is the case, as set out the main material is stone and this does reflect the character of the area.

We consider that the plans need to be amended to remove the use of the buff red brick and make use of natural stone only. While we understand the rationale behind the use of red brick as a means of

breaking up the elevation, this could be achieved with the use of alternatively faced stone. The split-faced stone could be used for either the upper or lower levels and then either ashlar, thinner course stone or an alternative finish could be used for the other level. Additionally, it is noted that there is the use of a stone string course on the buildings, which could be accentuated and given some additional detail, which would also assist in breaking up the elevations.

The plans also state that the roofs are to be finished with interlocking tiles. We set out at pre-app stage that the roof should be finished in natural slates. This would have a more appropriate finish and ensure a high-quality finish.

Conservation and Design are generally supportive of the proposals, however as set out we do consider amendments are required. We consider the amendments are necessary in order to satisfy policies LP24 and LP35 of the Local Plan. We also consider them necessary in order to ensure they accord with 72(1) of the Planning (Listed Building and Conservation Areas) Act.