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PLANNING,
HERITAGE
STATEMENT

EXTENSION TO DETACHED DWELLING AT
2 KAFFIR ROAD, EDGERTON, HUDDERSFIELD

Job Ref: 2867

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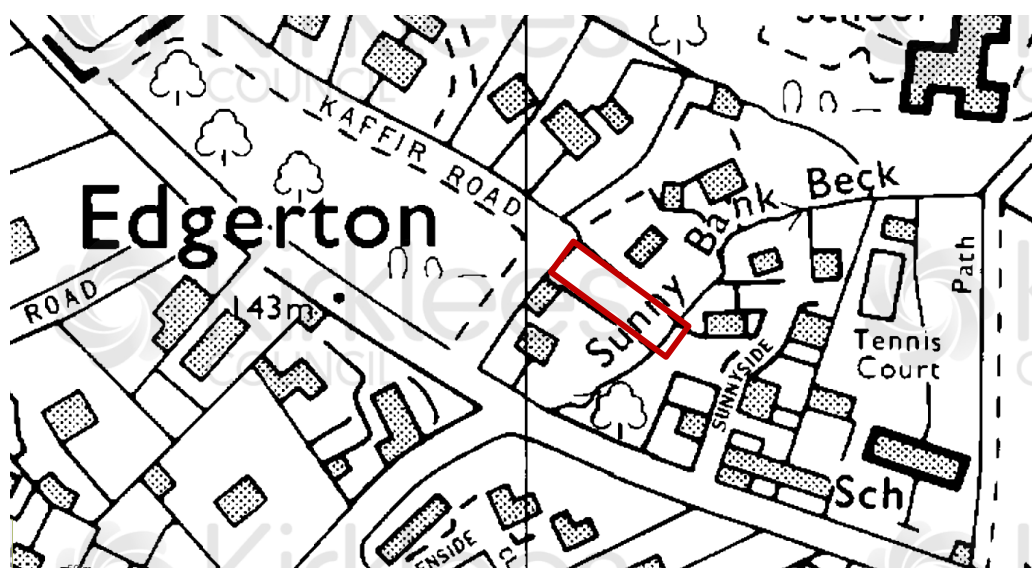
SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the extension to a detached dwelling and outbuilding at 2 Kaffir Road.
2. The proposed development falls within Edgerton Conservation Area, and therefore in accordance with paragraph 189 of the National Planning Policy Framework (NPPF) *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected"*, this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.
3. This statement has been prepared by Grace Haigh BA(Hons). 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.

4. The application relates to a detached dwelling at 2 Kaffir Road. The dwelling is built from natural stone, with blue slate roof, and stained wooden window frames. The dwelling was constructed approximately 30 years ago with the earliest related planning application dated to 1986 (Ref: 86/62/04892/B2). Below I have the 1990 historic map from Kirklees Council which illustrates the land number 2 Kaffir Road occupies – highlighted in red - without a dwelling at this time.



Historical Map 1990, Kirklees Kompass

5. The site falls within Edgerton Conservation Area, Character Area 1. The surrounding buildings were all originally constructed for dwelling houses for wealthy traders and merchants of the town. Over the years some of these larger houses have been converted to form apartments, schools, and residential institutions.
6. The site is located on the corner where Kaffir Road takes a sharp 90-degree turn, approximately 90m from Halifax Road. Surrounding the buildings are a mix of varied traditional styles with houses built from the 18th to 19th Century – some with listed status. There are a few newer examples of residential development around the building. Below is a map taken from the Kirklees Edgerton Conservation Area Appraisal.



Edgerton Conservation Area Appraisal, 2007

7. The above map shows the application site roughly highlighted with a red circle. The house is coloured in blue meaning it is identified as a 'neutral factor' to the character area. The Council's Conservation Area Appraisal explains these neutral factors: *"There are examples of modern infill development or extensions which are of an appropriate scale and well-integrated within the townscape... Whilst these buildings are not considered to make a positive contribution to the character and appearance of the designated area, neither do they have a negative impact on the area."*
8. The area is primarily defined by its historical vegetation and parkland spaces which have progressively integrated into generous gardens for private housing. This is further highlighted as a key feature in the Council's Conservation Area Appraisal in section 5.1 Grain: *"these buildings are often screened from view by trees and mature landscaping within the curtilage, their presence is indicated from the public highways by structures such as stone garden walls and lodges."* It is not visible from Halifax Road due to the

position of number 2 and 2A Halifax Road. The south-east view from Kaffir Road is shown below, illustrating the existing stone wall which obscures most of the property.



Google Maps Street View of 2 Kaffir Road

9. The Kirklees Local Plan Section 5: Place Shaping references the conservation area, describing how “*some historic buildings are in poor condition, with the Conservation Areas at Birkby and Edgerton on the Heritage at Risk register.*” as of 2019.
10. The building is not listed.
11. The surrounding area has several listed buildings in proximity to 2 Kaffir Road. 2A Halifax Road and their entry gate pier, are Grade II listed. The listed building is neighbouring the proposed property to the south-west. The gate piers to number 2 to 10 on Kaffir Road are all similarly listed along with number 6A, Lunnaclough hall – now addressed as 6 and 8 Kaffir Road – numbers 12, 14, 16 and 20 are all Grade II listed. Below is the English Heritage listing map to illustrate the proximity to the property, highlighted in red.



Listed Building Map, Historic England

12. The Kirklees Local Plan section 11.4 illustrates how: *‘The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character, particularly within conservation areas and when development proposals may impact on the setting of listed buildings.’*

13. The Kirklees Local Plan Policy LP35 describing Historic Environment states: *“Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.”* Any changes to the property of 2 Kaffir Road must be sympathetic to the surrounding listing buildings.

14. Potential listings that could be affected by 2 Kaffir Road include 2A Halifax Road and gate piers to numbers 2 and 2A. The listing text as provided by Historic England for the building 2A states: *“HALIFAX ROAD 1. 5113 (North Side) Nos 2 (Colthouse) and 2A (Glenwood) SE 1217 27/625 SE 1317 27/625 II 2. Mid C19. Ashlar. Hipped stone slate roof. 2 storeys. Moulded and modillioned eaves cornice. Continuous 1st floor sill. 4 ranges of sashes in moulded and shouldered surrounds. Canted 2 storey bay with sashes at east end. Entrance at side: double doors with Tuscan pilasters, full entablature and blocking course. One sash over. 2 ranges of blind panels.”*

The gate piers listing text also provided by Historic England states: *“KAFFIR ROAD 1. 5113 (North Side) Gates and gatepiers to Nos 2 and 2A SE 1317 27/695 II 2. Mid C19. Hammer dressed stone. Chamfered. Panels with pointed arches. Moulded ashlar caps. Planking walls have 3 blind 4-centred arches each.”*

15. The house staggers out to the rear with a gabled end which joins the hipped roof of the house. The attached double garage hipped roof intercepts the main roof with dormers on the rear and front of the house. The dwelling sits north of the grounds with an outhouse to the far rear of the property, separated by an existing pond feature. The main building is made up of natural stone and blue slate roof tiles.



Rear of Dwelling, Site Survey



Outbuilding at Rear of Garden, Site Survey

16. This planning application seeks to extend the ground floor to the rear of the dwelling, such that it integrates with the garden design where the existing pond is to be converted into an outdoor green space.
17. An extended balcony will sit above the ground floor extension with access from the first storey.
18. The site will be excavated beside the existing pond to develop a sunken terrace, adjoining with the proposed subterranean basement, with a staircase from the ground floor garden level.
19. The proposed design for the front of the building sees the addition of two bay windows either side of the main entrance, which has been extended outwards to form a two-storey glass gabled entryway. The lower garage hipped roof is to be raised to provide more headspace in the above garage accommodations, with a larger dormer to accommodate this.
20. The existing outbuilding will be demolished and replaced with an extended garden room with stairs connecting down to the basement.
21. Externally to the front of the property a new pedestrian gate is to be formed in between the electric gates and a landscaped pathway provided to the new entrance.
22. The extensions will be constructed in natural stone and blue slate to match the existing building. Stone heads, cills and mullions will be provided to new openings to match the existing. Existing structure and details to be replicated are shown in the images taken on site survey below.



Stone Heads, Cills, Mullions and Quoins Shown on Front and Rear External Walls

23. The proposed scheme is majorly retained to the rear of the property where mature trees screen the building from surrounding buildings, including the grade II listed building of 2A Halifax Road to the south of 2 Kaffir Road. Whilst this may provide a reduction in visibility from surrounding properties throughout summer months, there is the probability that this will not be as effective with seasonal changes. The images below show the existing greenery, including the visible façade of 2 Halifax Road (not listed) looking onto the property, as circled in red.



Mature Landscaping Shown on the South Side Where the Listed Building Neighbours

24. The land to which 2 Kaffir Road sits upon slopes down away from the Listed Building at 2A Halifax Road which further mitigates any impact that the proposed development may have on the setting of the listed building.
25. A large proportion of the proposed extension is at basement level or ground floor level and so would cause minor visual disturbance to the surrounding dwellings.
26. The listed building of 2A Halifax Road is not seen from the main road and is screened similarly to 2 Kaffir Road by an existing wall which follows the rising topography from between the two roads. Shrubbery further decreases the visibility with the only viewpoint of the listed building being achieved at the gate piers on Halifax Road. On Kaffir Road itself, 2A Halifax Road is concealed by 2 Halifax Road, which is not categorised as a listed building. Therefore, any works completed on 2 Kaffir Road will not impact the visible roadside public aspect of the listed Grade II building.



View From Kaffir Road, 2 Halifax Road
Shielding 2A, Google Maps



View From Halifax Road, Listed
Gatepiers Shown, Google Maps

27. The Edgerton conservation area is defined by its existing mature landscape. This proposal sets out to retain the surrounding greenery and cause no damage to this character of the area.
28. An existing stone wall screens the roadside appearance of 2 Kaffir Road, stepping up as the topography inclines to the south (as shown below from Google Maps). The stone wall frontages are named as an integral part of Edgerton within the appraisal. The proposal seeks to create a pedestrian opening within the existing wall.



Existing Stone Wall Screen of 2 Kaffir Road, Taken From the 90 Degree
Corner, Google Maps

29. The front façade which is visible behind the wall is currently characterised by two existing gables with a conjoining balcony. The proposal adds a third central gable infilled with glass which will be seen above this wall, though is reduced in height than the existing gables to minimise the massing impact on the area. This will allow further natural light to be utilised within the dwelling and removes the existing terracing on the street scene, which is highlighted as an aspect to be avoided in the Kirklees Local Plan section 11.16.

30. The proposal will preserve the existing appearance of the building by utilising the respective building materials, roof styles and architectural detailing. This will be in-keeping to the area and aim to retain a neutral status in the area.

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

31. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.
32. 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.
33. Paragraph 200 of the NPPF sets out that local planning authorities should look for opportunities for new development within Conservation Area, and with the setting of heritage asset, to enhance or better reveal their significance.
34. Paragraph 201 of the NPPF sets out that *local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*
35. The site is identified within the Kirklees Local Plan as being within Edgerton Conservation Area which contains various listed and unlisted properties. The property at 2 Kaffir Road is identified in the Conservation Area appraisal as being a 'neutral factor' to the area.
36. Section 14 and Policy LP35 in the local plan sets out the targets for conservation of the historic environment. The primary expectation is for proposals to conserve heritage assets in an appropriate manner to their significance.
37. Policy LP35 states that *consideration should be given to the need to ensure that proposals within Conservation Areas conserve those elements which contribute to their significance.*
38. The supporting text explains in 14.15 that *'A number of Kirklees' Conservation Areas have Conservation Area Appraisals which identify those elements*

which are considered to contribute to their special or architectural or historic interest.'

39. In relevance to extension of homes, the Local Plan highlights the importance of negating impact on neighbouring properties.

11.16 Extensions to existing dwellings should respect the existing house and adjacent buildings, including the construction materials, window and roof styles and architectural detailing. Any extensions should be subservient and not dominate or detract from the original dwelling and seek to minimise impact on residential amenity of future and neighbouring occupiers, through maintaining privacy and daylight.

Any alteration should respect the character of the streetscene, including the scale, massing, rhythm, details, roof line, building line and fenestration.

SECTION 6: CONCLUSION

40. The proposed extension is sympathetic to the appearance of the existing building with existing features to be retained and replicated. The scale of the proposal is quite significant to the rear; however, the massing is not overbearing as the extension does not extend above first floor level.
41. The proposal has a minor impact on the street scene of the neighbouring listed building. The proposal will not take away any visual amenity which the listed building provides.
42. The street facing glazed gable extension will be significant in the appearance of the street view, however because of the existing mature landscaping surrounding the area and existing stone wall, there is limited detracting from the existing street scene.
43. The proposal does not seek to change the rhythm of the area and keeps the grain of large properties in generous plots.
44. The proposed development will have a minor impact upon the character and the setting of the Conservation Area.



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