

HERITAGE IMPACT ASSESSMENT/ PLANNING SUPPORTING STATEMENT

location	3 Lockwood Scar, Lockwood, Huddersfield, HD4 6BL.
application	Change of use of Dwelling (Listed Building) to form HMO & 2 Self Contained Flats.
client/applicant	G&N Land & Property
job number	24/1023
date	August 2024

ARCHITECTURE | PLANNING | DESIGN

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INTRODUCTION

This Heritage Impact Assessment/Planning Supporting Statement forms part of the planning application for the proposed change of use of dwelling (Listed Building) to form HMO at, 3 Lockwood Scar, Lockwood, Huddersfield, HD4 6BL.

Local constraints on this property

Address

3 Lockwood Scar,
Lockwood,
Huddersfield,
HD4 6BL

Constraints

- This property is not in a conservation area
- This property is a listed building (HUD 38/819)
- This property has not had its 'permitted development' rights removed

⚠️ There are local constraints on this property

The application seeks planning/listed building consent for internal alterations to a listed building to create a HMO and two self-contained flats.

The property is not within a conservation area.

The proposals have been arrived at with three principle driving factors;

1. To create new avenues for affordable housing close to the town centre.
2. To rejuvenate a listed building which is currently unused and in very poor condition.
3. To improve local amenity following illegal activity subjected to the listed building.
4. Respond to current temporary housing crisis within Kirklees.

The existing property is severely damaged and bordering unsafe internally following use of illegally producing narcotics (not linked to the current property owners/applicants).

The existing property has 3 existing entrances which create significant opportunity to be able to create the upper floor HMO, as proposed, without external disruption and changes to a listed building in a built up urban area of Lockwood close to the town centre which is beneficial geographically.

A recent article in the [Examiner newspaper](#) alludes to the current severity of housing shortfalls within the borough and states that 18,500 people are currently on waiting lists for a property with only 1,800 becoming available each year.

Current news, local and national is seeing a shortage of rental properties with landlords leaving the market in droves.

We feel that this property, in its current layout, with very minor alterations will provide a safe, warm and livable environment for more occupants than if it were to be used as a single occupant dwelling in response to the above figures. The property, despite having a rear garden, is totally unbalanced with regards to the internal space, to continue as a private family dwelling is unrealistic and highly unlikely to be achievable.

SCALE

The scale of the host property will remain the same as a result of the proposals with no external alterations other than the reinstatement of internally blocked up openings.

DESIGN/APPEARANCE

The proposals are all internal alterations, and no external changes, bar a replacement window and door scheme, are to be made.

To create a successful HMO design, the existing 3 access points are to be utilised. The existing principal entrance will provide access to a self-contained flat at ground level, the existing access to the rear at lower ground floor level will also provide access to another self-contained flat at lower ground floor level. The existing side entrance will be used for access for the HMO space on the first and second floor, complete with communal areas and facilities.

This is achieved by making one new internal opening within an existing wall at ground floor level to provide the ground floor flat with access through to the far side of the space. Two existing internal door openings are to be walled up to isolate the existing staircase to the first and second floor HMOs. Where the existing walls are to be walled up, the existing historical architrave will be retained, and any new architraves will be moulded to replicate the existing architrave. This assists in respecting the remaining character of the listed building and will clearly evidence its former use.

The lower ground floor / cellar space is naturally isolated, however it is proposed that the existing stair leading to the ground floor will be still retained insitu but no longer as a functional staircase due to the proposals. It is intended a storage cupboard will be formed where the existing staircase is sited/retained.

Many existing walls, both internal and external have been damaged as a result of previous illegal activity on the site (see appendix A). This we assume is where ventilation ducts have been formed associated with the previous illegal use. No existing historical walls are to be removed as part of the proposals, they are however to be repaired, where possible, to their original state.

Where new walls are indicated on plans to be installed, these walls will be timber stud to ensure ease of removal and minimise damage to the original fabric of the building if at some later date they should be removed.

3 No. double bedrooms are proposed for the HMO space which all afford en-suite facilities and meet the national space requirements for HMO's.

We have already consulted with KMC private sector housing who are satisfied with the proposals.

Each room within the HMO will retain its existing function with no changes to internal existing walls or openings. However, the existing bedroom 4 will become a shared/communal kitchen and dining space for the three occupant rooms which is required to form a HMO where a single required amenity is required.

All existing external walls are to be lined with 50mm insulated plasterboard to improve the thermal capacity of the building and improve energy efficiency which will create cheaper to run accommodation for the future occupants.

Existing damage to internal walls and fireplaces, etc are to be repaired where required.

NPPF Chapter 11 states that planning decisions should promote an effective use of land while ensuring safe and healthy living conditions, and that this can include the development of under-utilised land and buildings. Chapter 12 states that developments must function well and add to the overall quality of the area, be visually attractive, sympathetic to local character, and establish or maintain a strong sense of place, with a high standard of amenity for existing and future users.

This proposal does not involve new build therefore we contend that the requirements of the Housebuilders' Design Guide SPD are not applicable in this instance. However some of the general principles relating to visual and residential amenity, and some specific standards (e.g. on internal space) are applicable.

The development does, in principle, promote the efficient use of land by providing more accommodation within the existing building envelope.

Impact on visual amenity:

It is considered that the predominantly internal alterations of the building do not detract from its character or that of the area, subject to window and door details being agreed, which could be conditioned as part of a decision notice. We therefore contend that the development complies with the aims of Policy LP24a. of the Kirklees Local Plan.

Impact on residential amenity:

We contend the proposals do not give rise to any loss of privacy to other existing residential properties or cause any other amenity impacts upon other existing dwellings.

An assessment has been made specifically with regards to the living conditions and amenities of future occupants of the lower ground floor flat. This flat is reliant on windows that are partly below ground level which we accept reduces the level of natural light into the property and impacts on the outlook from these openings. This issue has been discussed with Mohammed Tariq (Kirklees Housing Solutions Officer, Housing Compliance Team) as part of the pre-design stage. Mohammed suggested the accommodation was switched around to make the kitchen area remote (with regards to fire safety) and went on to confirm he had no concerns regarding the levels of light or outlook. We appreciate this will also need to be assessed as part of the planning assessment but consider the cost of this project and ensuring the refurbishment and safeguarding of a listed building to factor heavily into the decision making. The loss of this lower ground floor flat most probably makes the scheme unviable from a financial perspective and may result in the scheme falling flat and not proceeding at all.

The natural light to the bedroom, despite its spacious size, we consider acceptable with a fully glazed door and two side lights (one full height). The effect would possibly be worse in the case of the kitchen/dining/living area but the space is smaller with the ensuite effectively taking a near quarter of the

floor space. Furthermore the design with the living area facing the windows and traditional lighting within such a kitchen area we consider this to be acceptable. The three window arrangement to this room provides circa 1.76m² of glazed area (1.1 x 1.6m). This room has a floor area of 17.7m² (omitting the chimney breast, 600mm deep kitchen units and proposed ensuite). This ratio we consider acceptable. In addition it is considered this lower ground floor space previously provided habitable area when previously used as a dwelling.

The kitchen layout/position ensures the light to this room is maximised.

Also the removal of the overgrown vegetation to the front garden area, as planned, will also enhance the natural light levels reaching this three windows opening.

We appreciate that there are several recent examples of proposed basement apartments/flats within the Kirklees district that have been refused/unsuccessfully appealed.

Basement flats can be deemed acceptable as part of a larger scheme for residential conversion where the conversion would bring clear benefits in terms of heritage conservation, in particular where it would assist in the conservation of a Listed Building by retaining it in productive use. This is clearly the case in this particular application. The building is Listed but not in a conservation area. The building is currently redundant, has no future as a private family dwelling and is not ideal for other uses. Admittedly the property is not within a Conservation Area but the fact it is listed carries substantial justification and support.

Principle 16 of the SPD states that 'all new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers'. Whilst this is clearly a conversion of existing space, it would provide a new dwelling. The internal floor area of the lower ground floor flat is the 53.3m². The national space standards recommend a one bed 1 storey dwelling should achieve 39m².

Principle 16 makes reference to the Nationally Described Space Standards. The nationally described space standards are best practice to ensure that new homes are able to meet basic lifestyle needs and provide high standards of amenity for future occupiers, although these do not form part of an adopted Policy of the Local Plan. The internal floorspace would clearly exceed the minimum standards.

Considering the above, the financial viability of the project and refurbishment of a listed building to ensure its continued existence for future generations, alongside the lack of housing within the Kirklees district and nationally we believe this application should be supported. We contend the proposals comply with Policy LP24 of the Kirklees Local Plan and does not conflict with the aims of Policy LP24(b) and Chapter 12, paragraph 130(a&f) of the NPPF.

LANDSCAPING

The existing amenity areas will remain as existing although tidied up, cut back and relandscaped. It is also proposed to remove the large, incongruous detached garage to the rear of the property.

ACCESS/HIGHWAYS

No changes to access will be made as part of the proposed scheme.

The property enjoys a private access to the rear, as indicated on the OS location plan. This leads to the existing garage which is to be removed as part of the scheme.

The rear area provides adequate off-street parking although we contend the potential occupiers will not rely on the use of a motor vehicle. The location is within walking distance of Huddersfield Town centre, on a main bus route with regular services and within walking distance to the local Lockwood train station.

Furthermore a secure cycle lockup rack is proposed to the rear of the property within the shared amenity space.

CLIMATE CHANGE / ENERGY EFFICIENCY

A Climate Change Statement has been prepared and accompanies this application.

Several climate change mitigation measures have been incorporated into the proposals.

These include;

- Smart energy metering.
- LED lighting to be installed throughout internally.
- Materials and tradespeople to be sourced locally, where possible.
- New insulation to improve thermal capabilities.
- Dual flush, low water capacity toilets to be installed throughout.
- Manually controlled heating system with booster override to reduce consumption and waste.

Considering the above we contend that the proposed development would therefore have a positive impact on climate change and complies with Kirklees Local Plan Policies LP24 and LP26.

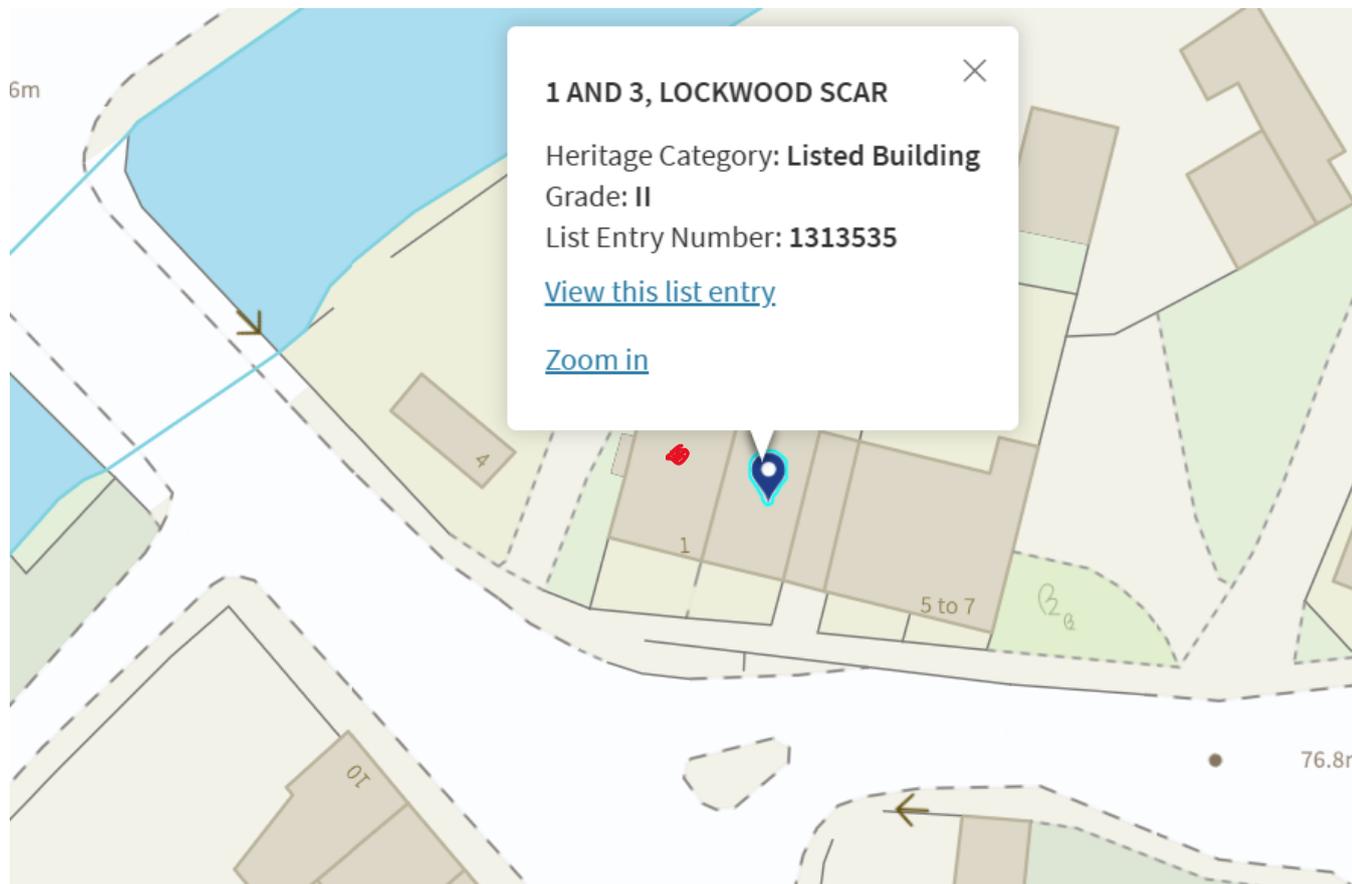
PLANNING HISTORY

The only planning history relating to this property on the publicly accessible website is for one detached garage.

[89/62/01175/B1](#) - Erection of detached garage (**Application Approved**)

HERITAGE IMPACT ASSESSMENT

The property is listed but is not within a Conservation Area.



Paragraph 194 in the NPPF states that, *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

A Listed Building map search indicates that No 1 and No 3, Lockwood Scar are grade II listed buildings.

The listing description for these nearby properties is as follows;

LOCKWOOD SCAR 1. 5113 Salford Nos 1 and 3 SE 1315 38/819 II 2. Early or mid C19. Hammer-dressed stone. Ashlar dressings. Pitched stone slate roof. 3 storeys and attics. Modillion eaves cornice. Rusticated quoins. 3 ranges of bipartite sashes in plain raised frames. 2 doors in moulded frames with friezes and moulded cornices. Side elevation has one range of 4-light stone mullioned windows and one range of loading doors, that on 1st floor approached by flight of 12 stone steps. Rear has 2 ranges of 4-light stone mullioned windows, 2nd floor with door reached by wooden ladder.

Listing NGR: SE1371815102

The property offers historical fenestration and detail as noted in the listing, we contest that the proposals will ensure longevity of the property and repair any damages suffered from misuse of the dwelling thus preserving the historical value of the property.

Existing windows and doors are to be replaced where necessary. The side and rear entrances have been crudely modified internally to remove access. We contest that returning the openings to a former state will also aid towards preserving the visual aesthetic of the asset. In particular the reinstatement of the LGF rear door and side light will enhance the provision of natural daylight and ventilation to the lower ground floor flat. This has been confirmed as accepted by KMC private sector housing.



Once the front garden area has been cleared of the overgrown planting, natural daylight will also be enhanced via the existing lightwell that serves the front room of the proposed lower ground floor flat.

The listed building has been subjected to significant internal damage which is all to be repaired, rather than replaced, to return the internal spaces to a former livable condition and preserving the listed building.

Further images of damage and defects can be found within Appendix B.

Historical images provided by KMC Conservation officers from 1987 have been provided to give context to the original listing state and window/casement types. This advice is to be followed by providing the property with new slimline double glazed sash windows to the principal elevation.



The internal roof structure has been modified in line with the previous misuse of the asset. The roof will be insulated from the inside and foil lining removed to ensure the dwelling can achieve modern levels of thermal capacity yet still be ventilated to ensure the integrity of the structural roof members.

Paragraph 199 in the NPPF states that, *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

This paragraph of the NPPF is key to the weight of the proposals based on damage and changes that have been carried out during previous illegal activity.

This proposed scheme will return the listed dwelling to a good state, improve the visual aesthetic and bring thermal improvements to ensure the longevity of the asset and bring it back into a functional use which in turn will assist in preserving the building for future generations to witness and enjoy.

The overall scheme has been carefully considered and designed to ensure that the minimal proposed alterations improve the character and appearance of the property, site, locality, enhance the setting of the adjoining listed building and preserves and improves the visual amenity of the area.

The proposals offer little in the means of external alterations thus is in keeping with the general appearance and character of the host dwelling and surrounding dwellings with regards to design, scale, roof style, materials and architectural detailing. The proposals will in fact improve the current state and return the dwelling to its former standard.

The proposed development, we contend, should be considered to be acceptable in relation to heritage impact and accords with the aims of Chapter 16 in the NPPF and Local Plan Policy LP35 (Historic Environment).

CONCLUSION

The application seeks planning/listed building consent for the proposed change of use of dwelling (Listed Building) to form a HMO and two independent flats at, 3 Lockwood Scar, Lockwood, Huddersfield, HD4 6BL.

As referred to within this statement, we contend that the proposals are beneficial in relation to visual amenity, residential amenity, heritage impact and highways matters. The proposals accord and comply with all relevant local, HMO and national policies. We contest that we have taken into consideration comments and advice from KMC to provide a scheme that will provide a benefit to the future occupants, and the growing concern of available housing in Kirklees.

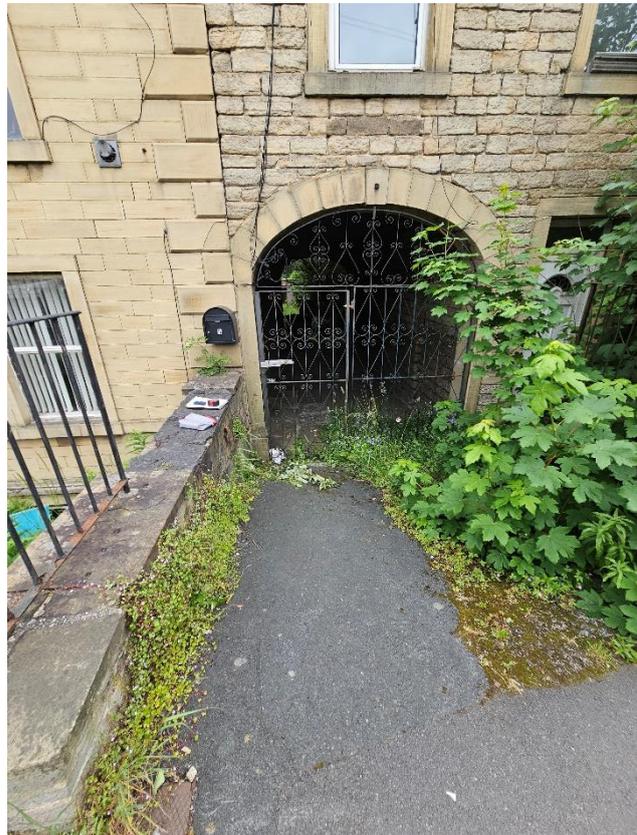
This proposal brings a heritage asset back into a purposeful use and will assist in providing a shortfall of housing for the Kirklees community in a very sustainable location.

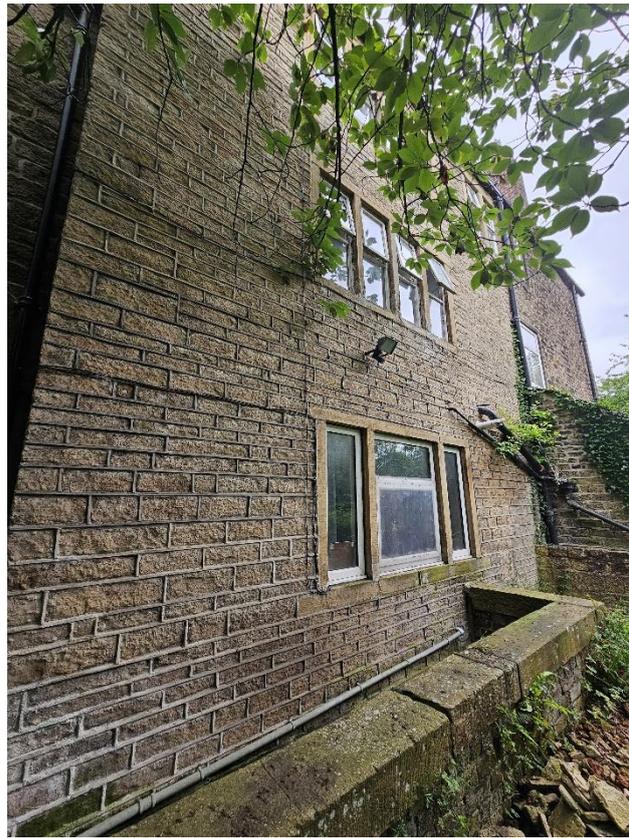
Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A
PROPERTY PHOTOS









APPENDIX B
DAMAGE EVIDENCE















