

**Consultation Response from KC, Conservation & Design****2024/92727 Land adjacent to, Ashbourne Drive, Liversedge****Erection of residential development 67 dwellings with associated access, parking, public open space, landscaping and infrastructure****Date Responded: 7.11.2024****Responding Officer: S Pickles****Responding Ref:**

The application relates to Local Plan Housing allocation HS100. The principle of housing has therefore been established. The site is within the immediate setting of the Grade II Lower Blacup Farmhouse including numbers 2 and 3. There have been previous applications for the site and on appeal the site was granted permission for development.

With the application there is a Heritage Statement, which does provide a concise assessment of the impact of the proposals on the setting of the Listed farmhouse. We would agree with the assessment that the proposed development will cause less than substantial harm to the setting of the Listed Farmhouse and therefore the impact should be weighed against the public benefits.

While we concur with the assessment of the impact, we do have concerns with the proposed design and materials of the proposed dwellings. We would not support the use of artificial stone. We consider that the main elevation material should be natural non-tumble and dyed stone. We would equally question the use of concrete interlocking roof tiles. We would not support the use of dry capped roofs and given the context of the site would state that the roof should be traditionally capped.

Regarding the proposed design, we are not supportive of the proposed two and half storey dwellings, which increases the height of the roof pitches. This also appears to be attempted to be incorporated in the dwellings with hipped roofs. This does not reflect the character and context of the site. We consider the maximum height should be 2 storeys.

We also have concerns with the fenestration detail which appear to show enlarged casement with openers. We consider that a more traditional window details should be inserted, possible making the use of vertical sashes.

We would also consider that it would be positive to include some of architectural details, such as string courses, stone heads, cills and jambs to the windows and doors, stone corbels for gutters, chimney stacks and verge details. These would assist in breaking up the elevations and providing some detail to the dwellings.

As set out, we consider the impact of the proposals to cause less than substantial harm to be balanced against the public benefits. We do however consider there is a need for amendments to the proposed design and details of the dwellings, as set out above in order to make the proposals accord with LP24.

