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Thursday 22 February 2024

Heritage Impact Assessment
Property Ref: 26 LINEFIELD ROAD, BATLEY, WF17 0ES

1.00 Introduction

1.01 I am writing in reference to the above property, in support of a planning application to extend the garage, change the existing roof of the dwelling and garage from a flat to a hip roof, and replace the stone on the front elevation to natural coursed stone.

2.00 Existing Character Assessment

2.01 Linefield Road presently hosts a number of large 2 storey detached Victorian villas to the north, with more modest single storey bungalows to the south, of more recent construction.

2.02 The existing properties are constructed from natural coursed stone along the west side of Linefield Road, with some rendered elevations to the east. The original Victorian villas typically have natural slate roofs, with the more recently constructed dwellings having used concrete roof tiles.

2.03 The host property is single storey, having used a contrasting stone cladding and concrete roof tiles. The property has a detached garage to the west which is of similar materiality but with a flat roof. An extension to the rear has three gables tying into the main body of the roof, with lightweight construction.

3.00 Heritage Impact

3.01 The proposal seeks to replace the front walling to match the stone prevalent in the area, thereby enhancing the property and its historic setting.

3.02 The garage will be connected to the host dwelling and given a hipped roof, also an enhancement to the existing.

3.03 The proposal includes a side extension constructed in matching stone. The existing hipped roof will be extended, seamlessly integrating with the original structure to ensure a cohesive and complementary addition..

3.04 The unsympathetic rear gables will be replaced with a single hip to mirror the existing hipped roof to the west, with the small central infill being flat. This would provide an overall enhancement to visual amenity.

4.00 Conclusion

4.01 The original design and materials of the host property are not in keeping with the wider context, and unsympathetic to its historical character.

4.02 The proposal seeks to reverse this, with the introduction of matching natural coursed stone prevalent in the area, hipped roofs, and a general update to the tired elevations.

4.03 Overall, the combined effect of the changes will result in an enhancement to the conservation area.

4.04 I trust that the information provided is sufficient to enable you to determine this planning application positively. However, if you require any further details, please do not hesitate to contact me.

Yours sincerely

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