

**Consultation Response from KC,  
Conservation & Design**

**2025/90512 140A, Manchester Road, Longroyd Bridge, Huddersfield, HD1 3JA**

**Demolition of existing building and erection of student accommodation with ancillary spaces,  
associated garden area, store, landscaping, access and car parking**

**Date Responded: 14/5/25**

**Responding Officer: S Campbell**

**Responding Ref**

The submitted plans have addressed many concerns expressed by the Conservation and Design team for application Ref. 2024/91199.

The development size has reduced from 49 to 31 bed spaces, thereby reducing the floor area and footprint of the building on the plot.

The overall heights have been reduced to match the height of adjacent buildings at the frontage and step up much less towards the rear of the site than previously proposed. This provides a better setting to the Grade II Listed Spring Lodge to the rear of the site.

The proposed hipped roof does not reflect the properties either side which are gable roofed, but the the Spring Lodge behind has a hip with parapet, so the hip design is probably acceptable in this case.

However, the roof material proposed to be a Standing Seam roof with Quartz Zinc colour would be jarring in between other buildings with traditional slate roofs. Welsh blue slate would be a preferred material so is requested for the front block at least.

There are a large number of roof lights on the front elevation, but if blue slate is proposed, then the rooflights would be accepted.

The natural stone would be a high quality material, appropriate in the setting of other traditional buildings. The masonry materials proposed have improved by reducing the amount of metal cladding at the top floor at the rear, omission of a red brick and replacement with natural stone. The coursing and source of natural stone should match and fit in with the local buildings as closely as possible. Pointing should be flush or recessed, not strap or ribbon pointing.

The previously proposed gates are now replaced with a new covered opening below the building which is acceptable.

Windows are proposed to be dark grey but no materials details are provided. Metal powder coated or timber windows would be preferred to uPVC in this location within the setting of the Listed Buildings. Windows and doors should be recessed by 100-150mm.

The low boundary wall at the front and side should be natural stone with an appropriate coping and landscaping. Landscaping would help to enhance the setting with the listed Spring Lodge at the rear.

In conclusion overall the Conservation & Design Team does not object to the current proposals subject to confirmation of natural blue slate to the front block and metal/timber windows.