

Heritage Statement

Project:

Proposed Driveway to 29 Imperial Road, Edgerton

Date:

April 2025

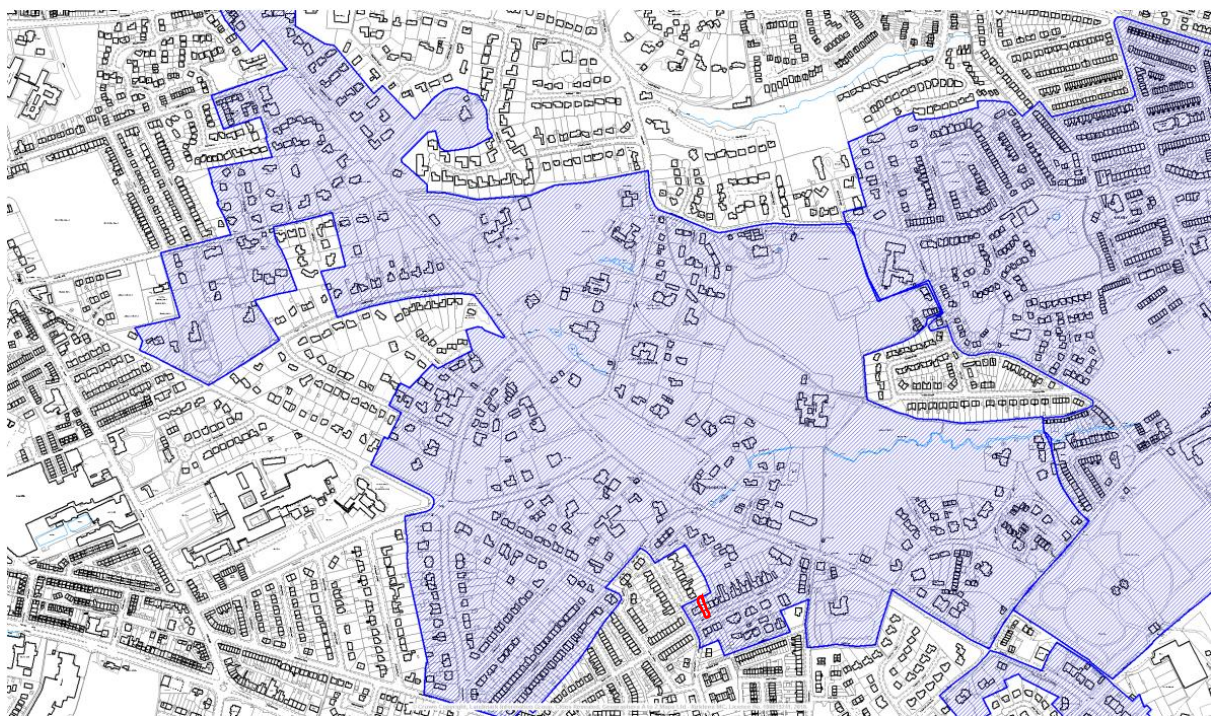
Introduction

This document has been prepared to support a planning application for the creation of a two space driveway to the front of the property at 29 Imperial Road, Edgerton, Huddersfield.

The purpose of this statement is to assess the relevant planning policy issues, the significance of the heritage asset, the impact of the development on the heritage asset.

Site & Surroundings

The site is located toward the southern edge of the Edgerton conservation area in character area 3. It is just three doors away from the conservation area boundary.



Imperial Road comprises of almost entirely residential properties. A large majority in the immediate vicinity including the end terrace in which number 29 is situated have a drive. The property itself is a stone built mid terraced dwelling from the 1800s. It sits facing directly opposite a villa pair of semi-detached dwellings of the same era, encompassing the same design language as well as a separate pair of semi-detached properties developed at some point estimated between the 1930s/40s. Of the four dwellings number 29 faces, all but one have a driveway.

Heritage Context

As outlined in the Kirklees Conservation Area Appraisal, the Edgerton Conservation Area is located approximately 1.5 km to the north-west of Huddersfield town centre and extends on either side of the Halifax Road (A 629), which is a main arterial road leading out of the town centre. The Conservation Area covers an area of 81 hectares and includes areas of open ground around the Clayton Dyke.

7. CHARACTER AREA 3



Figure 4

This is the smallest character area and is located immediately to the south of Edgerton Road. The character area includes the eastern end of Imperial Road and properties on the northern side of Regent Road.



Photo 47. Villa pair on Imperial Road



Photo 48. View east along Imperial Rd.



Photo 49. The Grade II listed No. 9 Regent Road and its listed gate piers

29 Imperial Road although considered a building making a positive contribution to the conservation area sits towards the outer edge where the character and urban grain of the area begins to change and reflect that of early twentieth century developments as previously mentioned. The public highway on the area of site location is defined by low stone boundary walls with prominent gate piers.

Planning Policy & Statutory Context

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

The statutory development plan consists of the Kirklees Local Plan, adopted in 2019.

Policy LP35 advises that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.

The Government published the latest version of the National Planning Policy Framework in December 2024.

The Framework defines heritage assets as buildings, monuments, sites, places, areas or landscapes. The significance of a particular asset is derived from its architectural, historic, archaeological or artistic interest.

Paragraph 200 advises 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.

Paragraph 205 indicates that great weight should be given to an asset's conservation. The more important the asset the greater weight that should be given. It notes that significance can be harmed or lost through development within the setting of the heritage asset and indicates that any harm or loss should require clear and convincing justification.

Description & Scope of Proposals

The application seeks planning approval to create a two space driveway at the front of the property at 29 Imperial Road.

The site currently consists of an unused and deteriorating garden space with footpath.

The works of the proposals include a minor and partial demolition of the boundary wall to create a wider opening for access. The proposals will retain the existing gate posts, repositioning only one to facilitate the wider opening.

The current front garden area will be redeveloped. It is intended that a block surfacing, in keeping with the historic aesthetic of the dwelling and similar to neighbouring properties will be used for the driveway. It is also intended that new soft landscaping and associated planting will surround the driveway.

It is important to note that there will be no alterations to the dwelling itself.



Assessment of Proposals

The starting point in assessing the implications of the proposal is the scale of impact on the heritage of the dwelling and its surroundings. Considering that the proposals only incorporate minor works, the greatest impact would be the increase of an existing wall opening.

The proposals would aim to replicate similar developments within the immediate vicinity, there is a great deal of precedent on Imperial Road of properties with similar character that encompass a driveway to the front of the dwelling.

There would be no impact to the house itself.

There would be no material changes to the streetscene elements.

Proposals would look to improve the current standings of soft landscaping and planting to the front of the property as an aim to further enhance the current streetscene.

Accordingly, the aims of the development are to minimise any impact on the heritage asset, prioritising an in keeping aesthetic whilst increasing functionality.