

Thursday 15 May 2025

Heritage Impact Assessment

Property Ref: Park Grove, 9 Park Road, Dewsbury WF13 4LQ

1.00 Introduction

1.01 I am writing in reference to the above property, in support of an Outline Planning Application to demolish an existing dilapidated dwelling and construct a new dwelling. The application site is located to the western edge of Northfields Conservation Area, and as such, requires a Heritage Impact Assessment for the proposals.

1.02 This report will identify the heritage characteristics of the area and the impact of the proposals on the Heritage.

2.00 Existing Character Assessment

2.01 Park Road presently hosts a number of large 2-3 storey detached and semi-detached Victorian villas, with some infill sites of more recent construction.

2.02 The existing properties along Park Road are of masonry construction, with a mix of brick and render finishes. The original Victorian villas typically have natural slate or clay roof tiles, with the more recently constructed dwellings having used concrete roof tiles.

2.03 The properties have generously proportioned, vertically orientated window openings, with some dwellings having bay windows to the front and side elevations.

2.04 The host property is 2 storey, having used masonry construction finished in render which has now largely been removed. The roof is constructed using modern concrete tiles. The property has a detached garage to the rear, which is of similar materiality.

3.00 Heritage Impact

3.01 The existing building has been assessed by a structural engineer to be unfit for occupation, and having suffered extensive structural deterioration, remedial work is not viable to bring the property back into use.

3.02 The proposal seeks to demolish the existing dwelling and construct a new 2 storey dwelling in its place.

3.03 The application is for outline planning permission for the construction of a new dwelling on the site to establish the principle, with Appearance to be 'Reserved' for a future 'REserved Matters' application.

3.04 The building design and layout maintains access, and the existing building line, and preserves the mature trees on site, ensuring there is no harm to the character of the conservation area. Tree protection measures will be implemented through the construction phase.

4.00 Conclusion

4.01 The existing building, as a result of its deterioration, is harmful to the overall character of the conservation area, and its poor state means renovation is not viable.

4.02 The proposal seeks to demolish and build a new dwelling, bringing the site back in to use and thereby enhancing the area

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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