



Date: July 2024

Planning Support and Heritage Statement

Project: Land Adjacent to 185 Woodhead Road, Holmbridge

Job No. 3595

1. Introduction and Background

1.01. This document has been prepared to support an application for planning approval for four new build dwellings on the building plot adjacent to 179 Woodhead Road, Holmbridge, east of Holmbridge Village Centre. The site is within the Hinchcliffe Mill Conservation Area.



Figure 1: Application site shown by red dot in context of Hinchcliffe Mill Conservation Area

1.02. The application site is a currently unoccupied site sandwiched between Woodhead Road to the north and the River Holme to the south. Planning Approval was obtained in 2021 for a residential development (2019/62/91227). The site is currently vacant and overgrown with plants and weeds.



Figure 2: aerial view of site as existing



Figure 3: Google Street View image of site as existing

- 1.03. Hinchliffe Mill conservation area is designated no.21 of 60 on the Kirklees Council website. No appraisal document exists for this area but a brief character assessment is given within the UDP written document:

“Small valley settlement centred around two textile mills. Mainly linear grouping of mostly stone built weavers cottages and terraces along Woodhead Road with attractive mill ponds.”

- 1.04. The mills no longer provide the major employment for residents of the settlement and for this reason the nature of it has changed in the last quarter century. However, the modest vernacular architecture of cottages and terraces, mainly in local natural stone, continues to set the architectural tone. The ribbon arrangement of development has arisen largely because of the presence of the main road, the A6024, that runs along the valley, and the River Holme in the valley bottom, that runs parallel to the main road.
- 1.05. The A6024 connects the various villages along the valley with Holmfirth and ultimately Huddersfield. In the opposite direction it continues up to Holme Moss and over the Pennines. The application site sits between the A6024 and the River Holme and forms a steep slope between the two. The site is at the western end of the Hinchliffe Mill conservation area where the density of development is lower than at the centre and some rather grander buildings on the north side of the road mark the end of the conservation area.
- 1.06. On the south side of the road at this western end of the conservation area there are significant gaps between development affording views across the valley. The application site forms one of these gaps.

- 1.07. The terraced buildings adjacent to the site are Grade II listed.
List entry: 1229608 | 181,183,185,187,189,191 Woodhead Road



Figure 4: Map of surrounding area showing listed buildings with blue pins. Application site shown with red boundary

Terrace with underwellings. 1886 (inscription). Hammer dressed stone. Ashlar frontage with raised quoins and plinth. Stone slate roof. Coped gables. Stone brackets. Six stone stacks. Two and 5 storeys. North-west elevation: Ground floor: 3 doorways and 3 single lights with raised sills. First floor: 6 single lights as ground floor. South-east elevation: Ground floor: entrance with fanlight and 3 sashes. First floor: 3 sashes (one blocked) and later light. Second floor: 4 sashes (2 blocked). Third and fourth floors: each have 3 windows with central mullion. Slightly later pitched roof, 2-storey extension to left obscures part of elevation. Listed as good example of distinctive local type.

- 1.08. The proposed development will have no detrimental effect to the existing Listed buildings in the surrounding area and specific efforts have been taken to ensure that the design is sympathetic to the character of the conservation area. This is further detailed in following sections.

- 1.09. The significance of the conservation area is therefore that it forms a good example of a small settlement that developed around textile mills, as was the case for so many settlements in the area, together with the quality, vernacular character and arrangement of the buildings within it.

2. Policy

- 2.01. With regard to the National Planning Policy Framework (NPPF) and the Kirklees Local Plan, the most pertinent policies relate to the location of the application site within a conservation area.
- 2.02. Policy LP35 of the Kirklees Local Plan emphasises the importance of Heritage assets and stresses the need to 'ensure that proposals within Conservation Areas conserve those elements which contribute to their significance'. Due to the fact that the site is currently unoccupied, the proposed development poses no threat to remove, harm or undermine existing historical buildings or significant elements within the conservation area. The proposal seeks to positively enhance the surrounding area by complementing the general character of the town. The way in which this improvement is to be achieved is elaborated in the following sections.
- 2.03. The NPPF also places emphasis on the importance of good design. In line with Policy LP24 of the Kirklees Local Plan, the proposed development will respect and enhance the character of the townscape and conservation area as is detailed further in point 3 of this document.
- 2.04. In point 4.2 Vision of the Kirklees Local Plan, there is emphasis on the need for high quality housing with access to local facilities via walking or public transport. The proximity of the application site to the centre of Holmbridge and Holmfirth ensures that the proposed scheme will be in line with the development aspirations of the council.

3. Conservation and Design (Amount, Scale, Layout, and Landscaping)

- 3.01. In line with Policy LP24a of the Kirklees Local Plan, the form, scale layout and details of the proposed building will 'respect and enhance the character of the townscape, heritage assets and landscape'.
- 3.02. The impact of the proposal on the conservation area will be very low for a number of reasons. Because of the steeply sloping nature of the site, the accommodation is spread over three/ four levels but is only single storey on the Woodhead Road frontage, leaving the open character of the existing site largely unaffected, enabling views across the valley as at present for buildings on the north side of the road.



Figure 5: View of North Elevation

- 3.03. The form of the development, single storey from one side and three/ four storey from the other, is typical of many vernacular dwellings in the area where the steep slopes of the valley sides, particularly adjacent to the river, have produced this solution.
- 3.04. Views of the south side of the development, as it follows the topography of the site down towards the river, are difficult to achieve. The nearest public highway from which views are available are from Dobb Lane on the far side of the valley,

where glimpses of the opposite bank of the river are only available in small gaps between buildings.



Figure 6: View of South Elevation

- 3.05. At the same time as minimizing impact, this arrangement is ideal for new dwellings whereby the majority of the habitable accommodation faces south with superb views over the river below and the valley beyond.
- 3.06. The proposed form and materiality of the building is in keeping with the industrial roots of the town and the general West Yorkshire vernacular, with natural local stone, pitched roofs and a generally orthogonal form.
- 3.07. The proposed building will use natural coursed stone on the façade as well as natural ashlar cills and string courses to ensure the proposed building sits in harmony amongst the existing buildings already around the site.
- 3.08. Windows are predominantly runs of mullioned windows typical of the upper floors of weavers cottages, as well as 'punched hole' style windows with proportions typical of the local vernacular.
- 3.09. Private external space is provided in the form of terraced gardens. Each plot will have a private garden, accessible from level 3.

4. Mitigation Strategy

- 4.01. The key mitigation decision has been to minimize the impact of development from Woodhead Road, whereby the nature of the site as a gap between areas of development is largely retained. The views across the valley are also retained, which is important to the character of the area.
- 4.02. The bulk of the development is thus effectively hidden, as views of this lower side of the site are almost non-existent.
- 4.03. Notwithstanding the low physical impact on the conservation area achieved by the decision to adopt this strategy, any effect is further mitigated by the decision to use materials and details consistent with the prevailing local vernacular.
- 4.04. In this manner the character of the conservation area is maintained whilst enabling the creation of four new dwellings, which is so valuable in maintaining the continued economic and social development of the village.

5. Access

- 5.01. Level pedestrian access will be allowed for at level 1.
- 5.02. Vehicular access will be allowed at level 1 only.
- 5.03. Parking for two vehicles is provided on the driveway for each plot. This ensures the proposed development will not contribute to any parking issues on Woodhead Road and is fully in accordance with the Kirklees Highway Design Guide.
- 5.04. Bin storage for two 240L bins is situated on the driveway of each plot. The bins will therefore be out of sight, but easily manoeuvred onto Woodhead Road for collection.

6. Relevant Planning History

6.01. 28 May 2021 – Planning permission granted for erection of 2 dwellings.
(2019/62/91227)

6.02. 12 July 2016 – Planning permission granted for erection of 2 dwellings.
(2014/62/93795)