

Heritage / Design Statement

Application for planning permission
for works to demolish a triple garage, construction of a new dwelling and
provision of a new vehicular access in the curtilage of a listed building

Eastroyd
26 East Street
Lindley
Huddersfield
HD3 3NE

1.0 Introduction

This Heritage and Design Statement relates to works to demolish a triple garage, construction of a new dwelling and provision of a new vehicular access in the curtilage of a listed building and has been produced to inform the local planning authority of the significance of the building and the impact of proposals on its heritage value and significance.

2.0 The Property

Eastroyd, 26 East Street, Lindley, Huddersfield HD3 3NE

The property is situated in the popular village suburb of Lindley and is not in a conservation area.

Eastroyd, 26 East street is a grade 2 listed building ; Listing entry 1313853 first listed 29th September 1978

Listing Details

EAST STREET 1. 5113 (South Side) East Royd SE 1118 20/476 II 2. Mid C19. Ashlar. Hipped slate roof. 2 storeys. Modillioned eaves cornice. Blocking course. Rusticated quoins. 3 ranges of sashes, of which central one breaks forward. Door masked by early C20 porch (timber with modillioned cornice and lead glazing bars.

The existing property is a four-storey detached property built in the mid 19th century.

The building is accessed directly off East Street (vehicular access only) through a wide gateway with stone pillars and steel gates.

The property boundaries are defined by existing natural coursed stone walls with coping stones to the front, stone walls and fencing and hedges / trees to the sides and rear.

The external fabric of the building comprises blue slate roofing with flat roof features (felt dormer to main roof (east) and rear dormer (west) with a flat roof to rear two storey side extension), natural stone walling with stone heads and cills and stone jambs.

Existing windows are a mix of modern and period Georgian double glazed timber.

The main entrance door and rear extension door are timber with timber frames.

There is a large conservatory to the south side garden

Rainwater goods are a mix of original cast iron and upvc.

Opposite the west elevation across the access driveway is a modern built triple garage with slate roof and stone walls, with 3 steel garage doors and side timber access door.

Hardstanding around the dwelling is a mix of tarmac, small stone walls, raised stone patio areas and well maintained gardens with several trees and shrubs.

There is an existing pedestrian gateway which is not currently used.

3.0 Planning History

Eastroyd, 26 East Street has had several dedicated planning applications which are listed below in date history (latest first)

91 / 06680 – Erection of a double garage - refused

92 / 02610 - Erection of a double garage- approved

94 / 93714 – change of use from a registered home to a home for disabled persons – refused

94 / 93175 – erection of a detached bungalow – refused

94 / 93363 – listed consent for a lift, ensuite and new window glazing – approved

98 / 91595 – erection of a fence – approved

98 / 91831 – listed consent for alteration to windows and a replacement door – approved

98 / 93167 – Erection of a triple garage in the curtilage of a listed building – approved

2001 / 92820 – erection of a conservatory – approved

2001 / 92821 – listed building consent for conservatory – approved

2020 / 91420 - listed building consent for replacement windows and timber conservatory - approved

4.0 Site Context

Eastroyd, 26 East Street, Lindley is a detached four storey property situated in the northeast of Lindley area approximately a quarter of a mile from the centre of Lindley and 2 miles from the centre of Huddersfield. The location is ideal for all shopping, local services transport routes and is positioned on the boundary of Lindley CE Infant School.

The building sits in its own grounds and is Grade 2 listed. The property has its own triple garage and is adjacent 24 East Street, which has permitted access over no 26's access drive.

The property is bounded by East Street to the north, a car park to the adjacent school to the west, and a further school car park and access drive to the east. The south and east overlooks the properties garden and treeline and a bungalow erected in part of the former grounds no 28 East Street.

The dwelling has spacious gardens surrounded by hedges and a stone wall to East Street.

Access to the property is from East Street through a single vehicular entrance with steel gates and ashlar stone gate posts. There is a pedestrian gate access from East street which currently blocked. Opposite the dwelling on East Street there are several dwellings and to the northwest the grade 2 listed Lindley Methodist Church.

East Street is a moderately busy road which is frequently busy with commuters and school traffic, however the traffic is moderated by traffic calming. Directly outside the property on East Street is a school bus stop (only used by school buses infrequently with regulation road markings).

5.0 The proposal

The proposal of the application is to provide the applicants a future residence within the curtilage of the existing property and provide a new two bedroom dwelling, which will be economical internally and externally to the applicants' requirements whilst sustaining the listed character of the existing dwelling and site.

The main proposals are as follows:-

Demolish the previously approved triple garage retaining materials for re-use in the build.

Construct a modest detached dwelling in place of the garage using the same footprint, using natural stone, slate roofing and materials to match the original main dwelling 26 East street

Retaining vehicular access for the new dwelling and for 24 East Street

Create a new vehicular access for the sole use of no 24 East Street, new access will require removal of less than 25m² of vegetation, installing new gate posts and gates

Creating new hardstanding in keeping with the grade 2 listed property (re use paving and tarmac to match existing).

Installation of a drop kerb to highways standards

An existing pedestrian gate will be made accessible retaining the gate posts and existing steel gate.

Photo evidence of the site is provided to the rear of this document.

6.0 Policy

It is acknowledged that the curtilage of a listed building/s that special attention is given to the character and appearance of buildings and any work proposed, these policies are covered in the Planning Act 1990 and the NPPF

BE1 Strategy – the proposals are visually attractive and in keeping, more energy efficient (new windows)

BE2 Quality of design- matching materials to be used

BE8 Development – Footpaths and hard surfacing will match existing

BE11 Space about Buildings – existing spaces around old and new dwellings will be maintained except where new parking provision off road is provided. No material change to access issues.

BE13 Detailing - The new gated entrance will be in keeping with the pedestrian gate. Windows will match existing sash designs. No rooflights on front elevation.

7.0 Site Issues

The property is located in a bat awareness area, however there are no known roosts on the site or within the area. The garage to be demolished has no roosting potential as the building is fully open internally.

The site also appears in a possible land fill gas area, any development would be constructed with the relevant design to protect against land gas.

The site has no known flood risk history

8.0 Summary

The intrinsic value and appearance of the listed building and surrounding area will be maintained. The new dwelling proposal is limited in scale and will not be imposing on any neighbouring property. The changes to the access will provide separation for the listed building and 24 East street and the new dwelling.

The new dwelling will have no detrimental effect on surrounding properties including the adjacent school and the listed Methodist Church (only one ensuite window (obscured) will overlook East Street and the school car park)

The drawings associated with this proposal are

ES01 Location Plan

ES02 Existing Site Plan

ES03 Existing Garage Plans

ES04 Proposed Site Plan

ES05 Proposed Dwelling

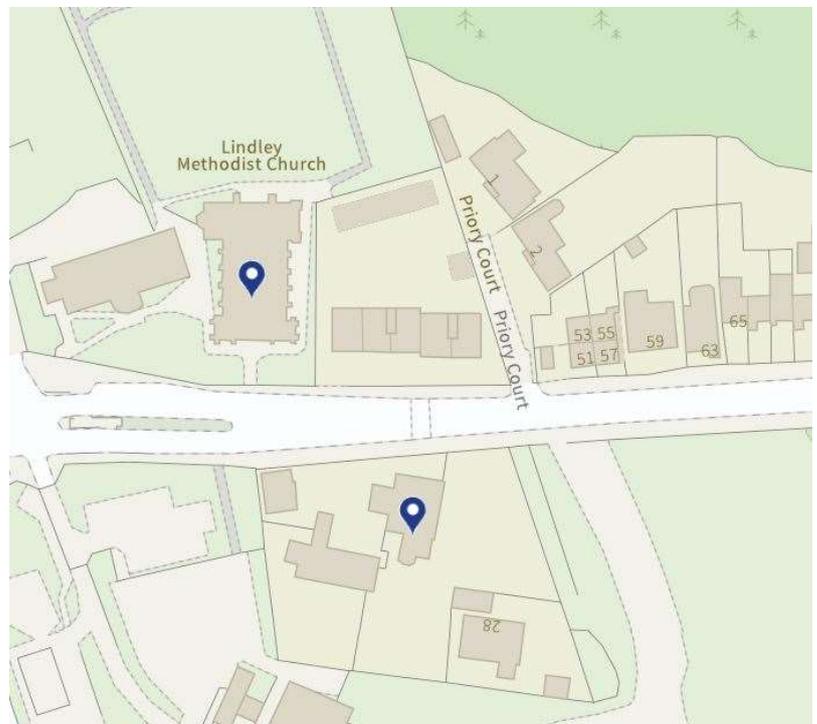
ES06 Street Elevations

9.0 Plan and Photo Evidence

1. Aerial of the site, 26 East Street in the centre of the photo with the methodist church to the northwest.

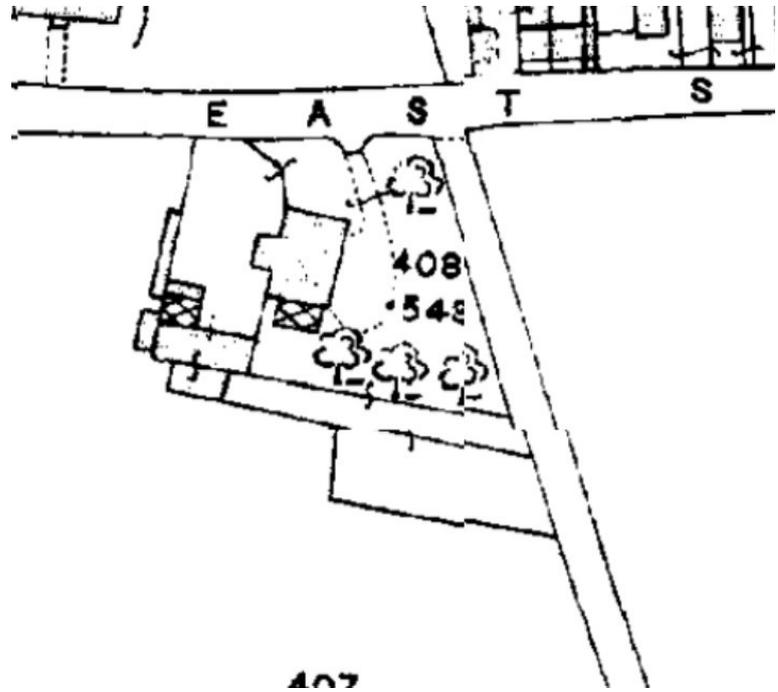


2. Heritage England map showing listed buildings in relation to the proposal



8.0 Plan and Photo Evidence

3. Excerpt from a 1922 map showing 24 and 26 East Street. Map shows evidence of a previous vehicular access in a similar area to the proposal. This access was also present in later maps 1955 onwards



4. Existing approved triple garage to be demolished for the new dwelling (methodist church in the background)



8.0 Plan and Photo Evidence

5. Photo from East Street towards the existing site of garage (roof visible)



6. Photo from East Street to 24 and 26 East Street showing existing main access



7. Photos from East Street showing existing blocked pedestrian gate and the wall to be partially removed for a new vehicular access (25m² of shrubs to be removed)

