

Heritage Statement in Support of the Full planning on the land to the side of 42 Long Croft Street

Introduction

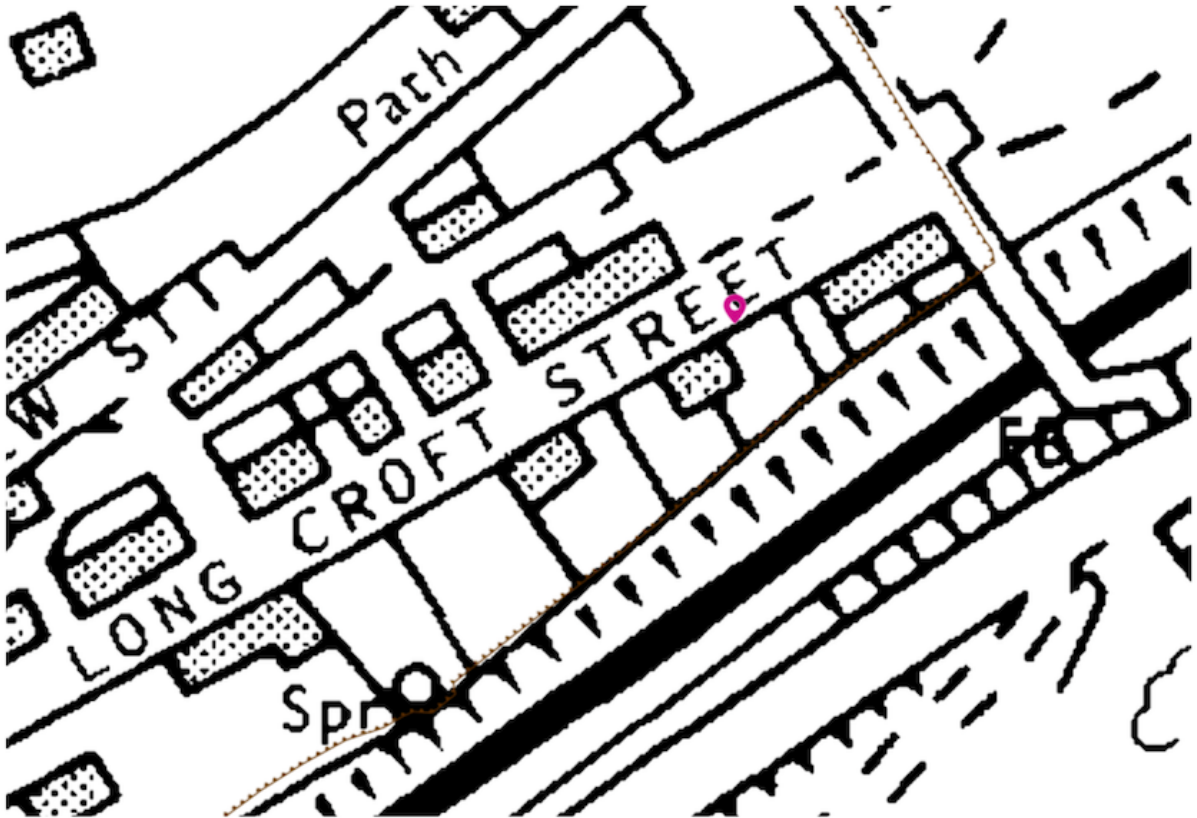
This statement is prepared in respect of the full planning application for a proposed dwelling on land at the side of 42 Long Croft Street, Golcar, Huddersfield, HD7 4EA. The application seeks approval for a new build dwelling with parking and associated soft landscaping.

Site Context

The site consists of a generous piece of land consisting of garden and amenity space to the existing dwelling. Part of the land currently hosts a detached concrete sectional single garage with attached car port, but this has subsequently been demolished. The site boundaries are well defined. The land is located within the southern boundary of the Golcar Conservation area (see below). To the rear of the plot there is a significant level change at around 3.5m with a train line beyond.



From historical mapping, the Kirklees Local Plan 1990 historical map (see below) indicates that Long Croft Street has been developed considerably within the last 30 - 35 years, with a mixture of “infill” housing of different styles over this period. The proposal is for a similar infill property on the southern side of the street.



Amount & Layout

The area of the application site is 260m² and the footprint of the proposed dwelling is 70m². The area to the side of the proposed dwelling makes provision for car parking. Parking provision is also to be made for the existing three-bedroom dwelling (nr.42). There are substantial gardens to the rear (south) for the existing dwelling and the proposal. The proposed site layout is as shown on the submitted plans.

Landscaping

Landscaping would be typical to that associated with a residential dwelling with a south facing soft landscaped garden and patio seating to the rear.

Appearance & Scale

The scale of the dwelling will match that of similar 3-bedroom dwellings in the area and make best use of the level change to the rear. The eaves and ridge height will respect the existing building heights, and the footprint have been positioned to follow the line of the buildings on the street.

Access

Long Croft Street is a cul-de-sac and thus traffic speeds are minimal. Vehicular access to the parking areas provided is directly off the street, as is the case for all the properties on the street.

Sustainability

The site is in an established residential and sustainable location. The site is within a reasonable walking distance of Scar Lane and Golcar village centre, with typical village facilities of St. John's Church, Golcar Junior, Infant & Nursery School, doctors' surgery, chemist, convenience stores, public houses, social clubs and bus routes. The Transpennine rail link can also be accessed in

the nearby township of Slaithwaite and Huddersfield town centre. Sustainability of the dwelling in respect of building fabric & services to create an energy efficient home will be developed at the building control stage but provision for solar panels and a thermally efficient envelope have been shown.

Heritage

The property is within the Golcar Conservation Area. In overall context, the proposed single dwelling is not detrimental to the existing street scene and the Conservation Area setting and will be an improvement by completing the pattern of dwellings to either side of the highway. Whilst there are several prominent materials in the area, the applicant will be constructing the new dwelling from stone to match the prominent material in the area.

Summary

The proposed building plot is a brownfield “infill” site in a sustainable location. The proposal is for a modestly sized dwelling with adequate amenity space & parking facilities as shown on the submitted plans. The new dwelling will be a valuable addition to the housing stock of Kirklees.