

HERITAGE STATEMENT

Proposed conversion of existing detached property to form a Children's care facility C3(b)

2 Kaffir Road, Edgerton

The proposal falls within the Edgerton Conservation Area; our submission document is based on compliance detailed within the NPPF paragraph 189.

The application relates to a detached dwelling identified as 2 Kaffir Road. The property is detached built of local stone below a blue slate roof. The property was constructed approximately 30 years ago. The surrounding area is formed predominantly of dwellings originally constructed for occupation by wealthy traders and merchants. In recent times the properties have been converted to apartments, schools, and residential institutions. The site is situated on the corner where Kaffir Road takes a sharp rectangular bend. Surrounding the plot are a mixture of 18th and 19th century buildings.

The area is primarily defined by its historical vegetation and parkland spaces and its existing mature landscape. Our submission retains all existing greenery, and the property is well screened by the existing stone boundary wall and automatic gated entrance.

Our proposal is a change of user only with no changes to the building, internally or externally. To all extent the property will retain the appearance of a family home with the parents replaced by qualified carers. The use will provide accommodation for 3 children that require care, they will predominantly be of school attending age and will be cared for by 3 full time staff with one staff member sleeping on the premises. The children will be educated locally with traffic movement generally consistent with a standard domestic home. The aim of the care facility is to provide a family style environment within the local community. It is respectfully submitted that the local community will foresee no external changes to the present activity in the area.

In conclusion we submit that our submission is compliant with the aims set out in Paragraphs 207 and 208 of the NPPF and Policies LP35 contained within THE Kirklees Local Plan.