



# Heritage Impact Assessment

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This Heritage Impact Assessment has been prepared to support the planning application for 10 Hoyle Beck Close, Linthwaite, in accordance with Kirklees Council's requirements for applications affecting heritage assets.

## 1. Assessment of Significance

- **Heritage Asset:** The property is located within the Linthwaite Conservation Area.
- **Context and Character:** Linthwaite is a village settlement on the southern valley side of the River Colne, primarily characterised by its 19th-century textile heritage and "nucleated settlements". Hoyle Beck Close is situated adjacent to the historic core of Hoyle House, one of the original nucleated settlements identified in the 1847 tithe map.
- **Setting:** The area is defined by its "high architectural quality, settlement pattern, and rural tranquillity". The dominant building materials are locally naturally sourced stone and slate.
- **Significance of the Site:** While Hoyle Beck Close represents more modern residential development. The conservation appraisal notes that even modern infill housing should be managed to ensure it "enhances the setting and character of Linthwaite".

## 2. Heritage Impact Assessment

The proposal involves replacing a grassed frontage with a bonded gravel parking area and a small retaining wall to facilitate better electric vehicle (EV) parking. The existing grass frontage already accommodates a parking space.

- **Impact on Character:** The application site is located to the end of Hoyle Beck Close and only visible from within the new development. The existing grass front is already being used as a parking space, however this has become unusable due to the weight of the EV cars and the impact this is having on the softer landscaping which has started to sink under the weight and become muddy.

- **Materials:**
  1. Retaining Wall: To comply with Policy BE11, the new wall will be constructed in a material of a similar colour and texture to that of the host dwelling.
  2. Surfacing: The appraisal notes that much of the original stone paving in Linthwaite has been replaced by tarmac, and it suggests that "the use of more sympathetic materials, such as bonded gravel is generally considered more sympathetic than tarmac or concrete if the aggregate colour matches the local natural stone.
- **Scale and Design:** Under Policy **BE14**, alterations to the front of the property are permitted if they are "relatively small in scale" and do not have a detrimental effect on visual amenity. The retaining wall will be no higher than 900mm and diminish in scale along its length. The surface changes will only be visible from within the site.

### 3. Justification

- **Functional Requirement:** The work is essential to facilitate the use of an electric vehicle. The client has attempted to use reinforced grass to maintain the green character, but the significant weight of the EV has rendered this unviable in the long term.
- **Policy Support:** Kirklees UDP Policy BE1 (v) encourages development that is "energy efficient in terms of building design and conducive to energy efficient modes of travel". Providing viable home charging infrastructure directly supports this environmental objective.
- **Mitigation of Harm:** The potential harm of losing a small, grassed area is mitigated by:
  1. Using a bonded gravel finish, which is more sympathetic than tarmac and follows the appraisal's recommendation for improved off-street parking materials.
  2. Constructing the retaining wall from locally sourced materials, preserving the "sense of local identity" required by Policy BE1.

3. Ensuring the "intrinsic value of the host building and its surroundings is retained," as mandated by Policy BE13.

#### **4. Conclusion**

The proposal represents a necessary modern adaptation for environmental sustainability. By utilising traditional materials for the retaining wall and a sympathetic bonded gravel finish, the project respects the architectural qualities of the Linthwaite Conservation Area and contributes to its preservation in accordance with policies BE5 and BE11.

