

Heritage Statement

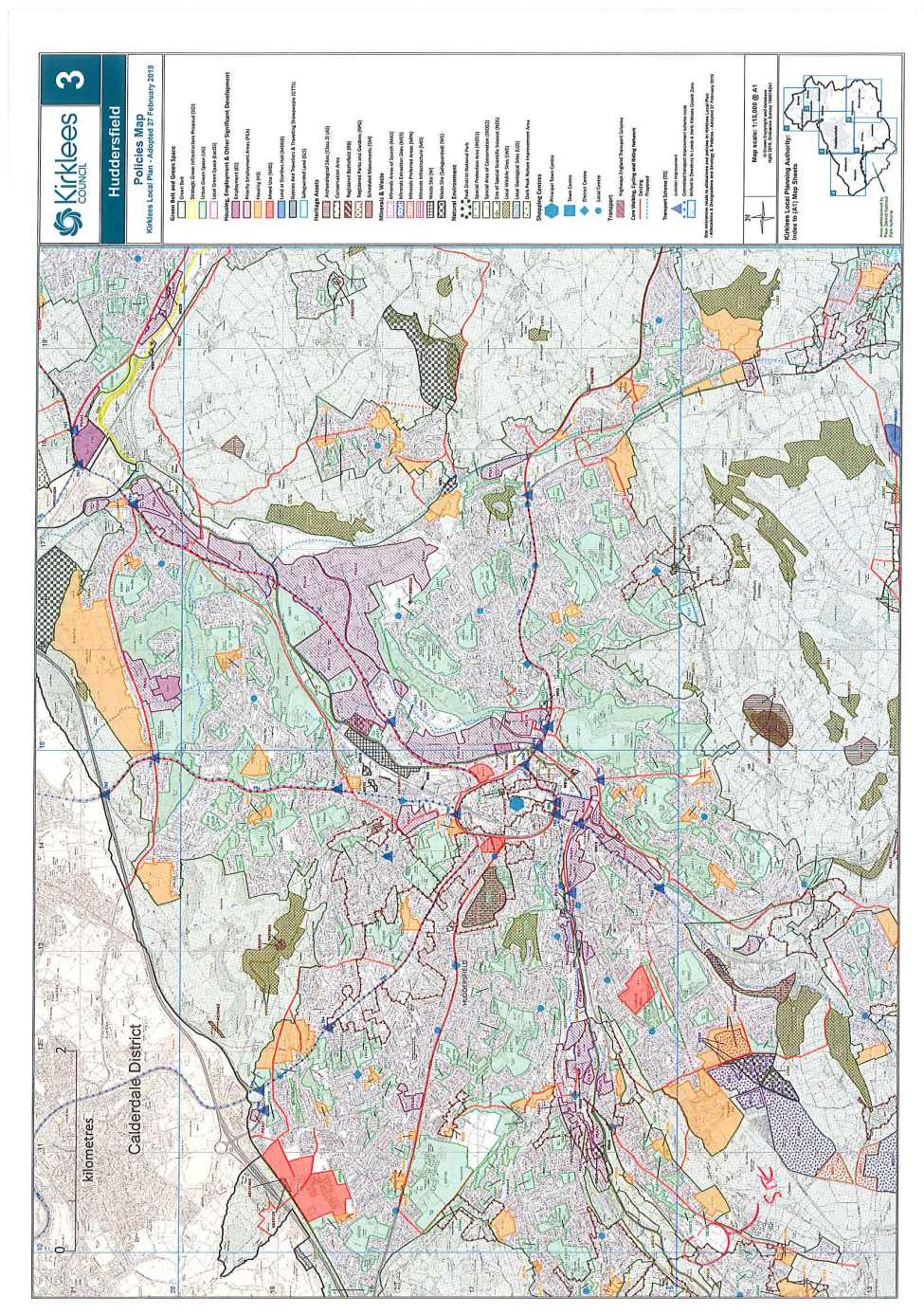
61 Royds Avenue, Linthwaite,
Huddersfield, HD7 5QU

1. Introduction and Site Context

This Heritage Statement accompanies the planning application for the replacement of an existing detached garage at 61 Royds Avenue, Linthwaite.

The property is situated within the historic residential setting of Linthwaite, in close proximity to the Linthwaite Conservation Area. The surrounding area comprises a mixture of traditional stone-built properties and later residential development.

The existing garage is a modest, longstanding structure with dark-painted external walls and a pitched corrugated roof. It is a later addition to the property and does not exhibit any particular architectural or historic features of significance.



2. Proposed Development

The proposal involves the removal of the existing garage and its replacement with a new prefabricated garage of comparable appearance, retaining the existing overall footprint, height and proportions.

The replacement will have a simple pitched roof and dark external finish, maintaining the understated appearance of the existing structure.

A 400 mm clearance will be introduced along the outer side and rear of the garage, allowing the adjacent ground and decking to be set back from the new structure.

The existing dwelling and wider site arrangement will remain unchanged.

3. Heritage Impact Assessment

The heritage significance of the surrounding area is principally associated with its traditional stone-built residential character, historic settlement pattern and relationship with the local topography.

The existing garage is a relatively modern, utilitarian structure and makes no identified positive contribution to this historic character.

The proposed replacement maintains the established scale, position, form and domestic function of the existing garage. Its modest proportions and subdued external appearance ensure that it remains subordinate to the principal dwelling.

As the proposal does not introduce any substantial additional built form, height or visual prominence, it is considered that the development would preserve the character and appearance of the surrounding historic environment and would not adversely affect the significance or setting of the Linthwaite Conservation Area.

4. Conclusion

The proposal represents a modest, like-for-like replacement of an existing domestic garage.

By retaining the established footprint, scale, roof form and understated appearance, the development would result in no material change to the character of the site or its relationship with the surrounding built environment.

It is therefore considered that the proposal would preserve the character and appearance of the historic setting and would not result in harm to the significance of the Linthwaite Conservation Area.