

**81-83 Daisy Hill  
Dewsbury  
WF13 1LT**

**Design, Access & Heritage Statement**

December 2016



## **Design and Access Statement**

### **The Proposal**

The existing site is currently within use class A2 The application relates to 81-83 Daisy Hill which is a Three-Storey building within the Dewsbury Conservation Area. This application seeks permission for the change of use from A2 to C3 and installation of new windows and doors to the front elevation.

### **1. Site and Area Assessment**

Physical, social and economic characteristics

The surrounding area is made up of residential units & commercial units. The buildings with in the area resemble mixed architecture and various materials have been used on the street scene. The property would be altered to accommodate the development externally and internally which would have minimum impact on the street scene and the conservation area.

### **Amount**

There would be no additional floor area created but the development would reuse the existing floor area of 80 sq m approx.

### **Scale**

Scale of the development is minimum and would not have many adverse effects on the surrounding area.

### **Layout**

The proposed internal layout would make alterations to accommodate the development of two flats

### **Appearance**

There are significant alterations to the front elevation in particular the installation of new timber doors and windows, and the front wall would be constructed in natural ashlar stone which would be in keeping with the host building and the surrounding area. The rear of the property would install two new windows which would be painted timber softwood. The rear yard would also accommodate a binstore which would be constructed in natural stone.

### **Landscaping**

N/A

### **Risk from Flooding**

The site is outside flood zone levels 2 & 3 and has low probability of flood risk.

### **Access Issues**

The site is as existing and the proposed entrance to the flats would have level access the interior has been designed in accordance with planning and access for disabled people: a good practice guide also guidance has been taken from Approved Document Part M.

## **Evaluation**

There would be minimum harm & impact on the street scene we feel the proposals are in accordance with National Planning Policy framework and the Kirklees Unitary Development Plan. We found that the development would not have any constraints on any relevant policies. The proposals offer to bring into use a property that has been vacant for some time and also make sympathetic alterations of high quality which would complement the conservation area.

## **Relevant Policies**

The National Planning Policy Framework (NPPF)

Kirklees Unitary Development Plan

Planning policies:

BE1, BE2, BE5, BE12, B4 & T10 of the Kirklees Unitary Development Plan

## **Documents Considered**

Kirklees Unitary Development Plan

Emerging Local Plan

DDA requirements 2005

Building Regulation Part M

National Planning Policy Framework (NPPF)

## **Heritage Statement**

It is our intention to respect the conservation area whilst at the same time making sympathetic alterations to accommodate the change of use. We feel that there will be minimal impact on the conservation there will be external alterations which are in keeping with the street scene.

We feel the change of use would not affect the building as the alterations occur internally, however the internal works are only restricted to removing stud walls and construction to accommodate the new use.