

**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

The site is not listed however it lies within the Dewsbury Conservation Area which was designated in March 1981. The buildings within the Conservation Area contains buildings which were constructed pre 1939. The ground floor which is subject of this application is and is currently within A2 use and our proposals are for the change of use which includes changes to the frontage.

The building consist of natural slate roof. The frontage consists of stone facia with quoins and timber shop front and windows and doors. The conservation area has a mixture of stone and render which produces less consistent elevations then what's usually found within a conservation area.

The property has a positive contribution to the area and its our intension that the proposed alterations also reflect this positive contribution.
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 minimal impact on the conservation there will be external alterations which are in keeping with the street scene. Our intensions are to use natural materials in particular stone and timber doors.

A good example would be the neighboring building which the ground floor has been successfully converted and the replacement of shop front with natural stone walling and timber doors has a positive contribution to the conservation area. The design and the use of natural materials would preserve and enhance the property within the conservation area. We feel that the alterations play a key part in securing optimum viable use for the heritage asset in the interests of long term conservation there are minimum alternatives as the area is currently in decline and evidence that existing shops along daisy Hill are being converted to residential is an indication of optimum viable use is being considered.

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.