PROPOSED ERECTION OF EXTENSION TO EXISTING SHOP WITH 2 FLATS OVER 8 SCAR LANE, MILNSBRIDGE, HUDDERSFIELD

HERITAGE

DESIGN & ACCESS STATEMENT

Job Ref: 655

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BRT SERVICES (ARCHITECTURAL & LANDSCAPE)

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1.0 INTRODUCTION

This Design and Access Statement is submitted in support of a full planning application for erection of an extension to an existing shop unit with two flats over. The site lies 1.7 miles West of Huddersfield town centre and is in the centre of Milnsbridge as marked on the UDP.

1.1 The site fronts onto Scar Lane to the South and Lipscom Street to the West. The site area is 0.03 hectares and is currently a building plot having previously been a building previously demolished and now used for unauthorised parking. Two flats with shop unit under are proposed within the site, with two parking spaces for shop staff use and one visitor space for the flats in the rear courtyard area.

1.2 The site lies within the Milnsbridge conservation area.

1.3 APPRAISING THE CONTEXT & LAYOUT

1.4 The aim is to create a building of traditional appearance extending the shop frontage with similar scale and detailing, with a 3 storey element acting as an end stop to the row as is apparent at the other end. The outcome will be complimentary to the local fabric of Milnsbridge as well as neighbouring properties.

1.5 The site has a concrete slab over aback filled basement to the previous (demolished) building. The new extension will reopen the basement and provide an extra area of retail floor space at street level. The flats over will be accessed from a side door onto Scar Lane. The new building works will be constructed from regular coursed natural stone with blue slate roof to match the existing adjacent.

1.6 The proposed development lies in Milnsbridge centre in terms of location within a mixed use area and will ensure that social characteristics prevail as the development will contribute to the local economy.

1.7 The topography of the site lends itself to the proposed development in terms of massing and positioning. The proposed development is justified in terms of how the design will relate to the site from both physical and social aspects. Careful consideration has been given to the massing of the development taking into account the context of the site, being respectful of both neighbouring properties and the surrounding vegetation. The three storey element acts to terminate the block but also match the scale of those houses further along Lipscom Street.

1.8 THE EXISTING SITUATION

1.9 The site is that of land adjacent to 8 Scarr Lane and fronts onto the corner of Scar Lane and Lipscom Street, Milnsbridge.

1.10 The site is has a slight slope following the slope of Scar Lane up from Market Street. The gable end of 8 Scar lane bounds the plot to one side with a sloped cobbled track behind and the large gable of 1 Lipscom Street beyond.

1.11 There is currently no planting within the site.

1.12 DESIGN PRINCIPLES – *Appearance, Amount & Scale*

1.13 The proposal is for 2 dwellings over a shop unit on a 0.03 hectare site which represents a density compatible with the surrounding area.

1.14 The surrounding area comprises a mix of traditional stone built, pitched roof dwellings of varying height, stone pitched roof commercial properties and newer supermarket opposite, as such we consider the proposed building will compliment and fit in with the existing visual characteristics of the area whilst simultaneously complementing the existing street scene.

1.15 The physical appearance of the proposed building will contribute to the eclectic street scene. Traditional materials coupled with traditional architectural styles will

compliment the character of the surrounding area and create a more positive effect on the built form. The design of the building is similar in mass to those adjacent.

1.16 The proposed building is appropriate in relation to those surrounding the site as it is not overbearing in terms of mass, whilst simultaneously providing a private parking area to the rear. The scale of the proposed development is respectful to other properties within its vicinity in terms of mass and aesthetic appearance. The dimensions of the proposed property can be seen in drawing 655/02 showing how it relates to human scale. The design has been carefully considered as not to detract from neighbouring properties and comply within the council's space standards, helping to create a more positive and social street scene.

1.17 The access to the dwellings complies with building regulations part M allowing access for an ambulant disabled.

1.18 ACCESS

1.19 Pedestrian access in to the dwellings and the shop unit is directly off Scar Lane

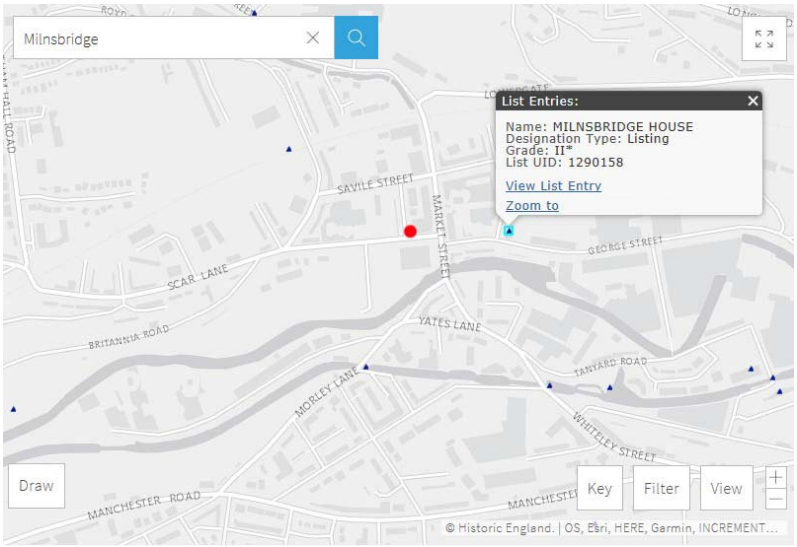
1.20 Several public transport links (Bus and Rail) service Milnsbidge and the surrounding area. The proposed development will not affect these existing transport routes and will benefit from them.

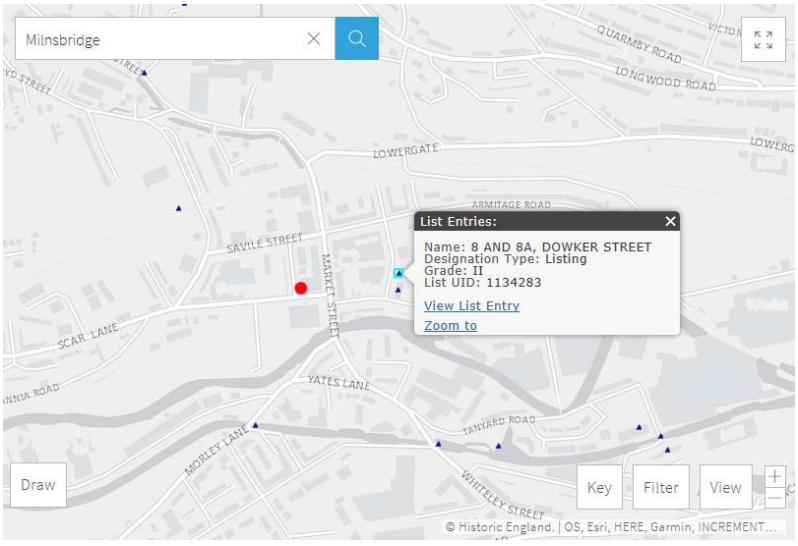
1.21 The dwellings will not be provided with parking spaces as the building is within a well serviced sustainable location in terms of transport links. The tenants will be allowed delivery and visitor parking within their tenancy agreement but will not be allowed parking spaces on site.

1.22 HERITAGE

1.23 The area of Milnsbridge is a conservation area with several listed buildings.

1.24 The closest Listed Building is Grade II* Milnsbridge House which is 138 metres to the East on Dowker Street. Grade II 8 and 8A Dowker street are adjacent to this. Neither of these buildings can be seen from the proposed site and the development will not affect the setting of a listed building.





1.25 The centre of Milnsbridge has a very mixed character with large mill buildings towering over smaller domestic properties and shops. With the exception of the supermarket (Aldi) the majority of the buildings are traditional stone built with slate/tile roofs. The stone built traditional buildings all have their own character and individual styles having been built over a long period of time. There is no

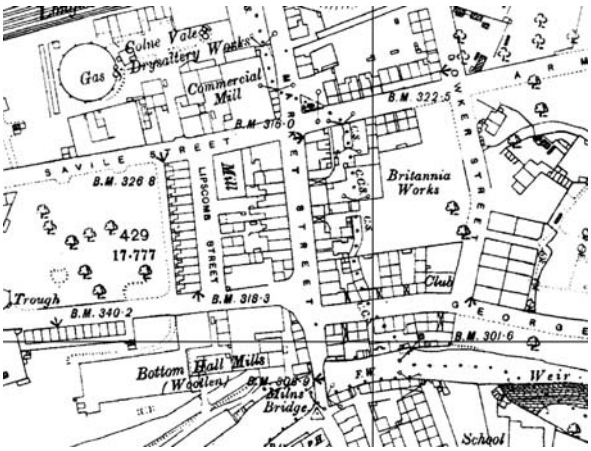
distinct style to follow and so it is proposed to follow the style of those immediately adjacent.



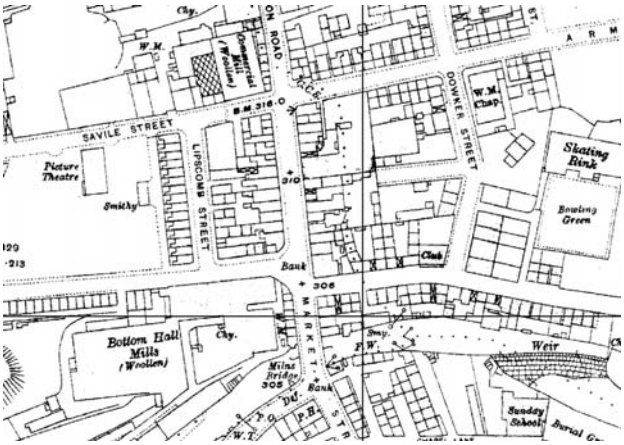




1.26 The history of the site is unclear but there once stood a building (10-12 Scar Lane) on the proposed site adjacent to 8 Scar lane and can be seen on the historical maps below, first appearing on map dated 1916 and last seen on map dated 1975.



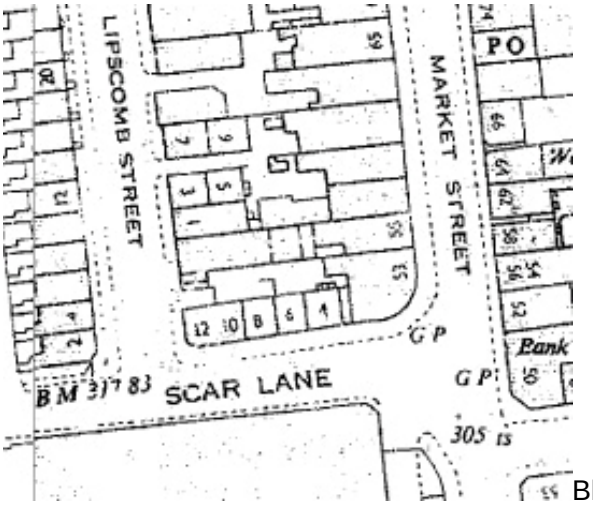
Map dated 1892



Map dated 1916



Map dated 1975



Blown up extract of 1975 map

1.27 The propsed scheme will not affect any heritage listed assets and will contribute to the conservation area enhancing a rundown corner plot. The building will be constructed using traditional materials and styles and will compliment the street scene and wider area.