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HERITAGE,
PLANNING,
DESIGN
& ACCESS
STATEMENT

CHANGE OF USE OF UPPER FLOOR TO WINE BAR
(A4) AND INTERNAL MODIFICATIONS AT 9
EASTGATE, HONLEY, HD9 6DA

Job No. 2436

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SECTION 1: INTRODUCTION

1. This statement has been prepared to support a planning application for the change of use, in a conservation area, of the first floor of 9 Eastgate, Honley to a Wine Bar.
2. The proposed development is within the building that has been known for many years as Balooshai and previously the Coach and Horses Public House.
3. This statement provides an overview of the site, its previous uses and the development proposed. The proposal is considered against local and national planning policy.

SECTION 2: BACKGROUND AND SITE DESCRIPTION

4. Planning permission for the change of use of the ground floor to A4 drinking establishment and first floor to A3 restaurant and the erection of extensions and alterations (within a conservation area) was granted in 2016 (Ref:2016/92845), however that planning permission was never implemented. The applicant now wishes to apply for a change of use for the first floor only.
5. The proposed development is situated on Eastgate Road, which is one of the major routes into Honley village centre from Woodhead Road.
6. The restaurant has been on that site for many years, with parking areas to the sides and rear which are underused given the premises' sustainable location in the village.
7. The site is approximately 0.1km to the north from Grade II listed Honley Bridge and approximately 0.5km to the east of Honley village centre.
8. The site sits on Eastgate on the western side of River Park.
9. The area comprises a mix of commercial and residential use. The site lies to the east of Honley centre, but some commercial uses extend to the east and south along Eastgate.
10. Balooshai, an Indian Restaurant, has been on the site for over 6 years and has maintained its name. It has occupied the lower floor of 9 Eastgate, leaving the five-bedroom residential accommodation on first floor of the property partially used as storage but mostly unoccupied.
11. The applicant now wishes to develop a wine bar on the first floor that will compliment the ground floor use.
12. The site is within walking distance from Honley centre and is easily accessible by public transport with a frequent bus service running between Huddersfield and Honley operating along the A616. As mentioned above there are also local shops and services within walking distance of the proposed development which can be used by employees of both establishments.

SECTION 3: POPOSED DEVEOPMENT

13. The proposed development will see the change of use of the first floor to create a wine bar. The first floor of the building is currently unused, and was previously used as ancillary residential accommodation for the Coach and Horses Public House that previously occupied the site.
14. The proposed development includes a new access to the wine bar from the western side of the building. The entrance will include a new covered shelter/porch area to match the existing building. Access to the Indian Restaurant on the ground floor will be maintained from the front of the building; however a level threshold to the ground floor and a new internal lift will provide inclusive access to the first floor.
15. The only changes to the exterior of the building are to the western elevation to create the proposed new access to the first floor. The proposed alterations will be sympathetic to the building, using matching materials. The alterations to the exterior of the building will be screened from the road due to the stepped nature of the layout of the building. The proposed external alterations will only be visible from the car park to the side and the rear of the building.
16. The proposed development will not impact on the character of the conservation area.

SECTION 4: CONCLUSION

17. The proposed development enables the re-use and long-term viability of a prominent building in a conservation area. The proposed development is in a sustainable location that will complement existing shops and services within Honley village.
18. We believe that the flexibility as defined in the Planning Practice Guidance should be applied when applying the sequential test for this development as it is on the fringe of the established commercial centre but within the village itself. The proposed development will bring the whole building into use, completing the facilities available within Honley, and enhancing its appeal and prosperity.