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HERITAGE IMPACT
ASSESSMENT

CHANGE OF USE AND SUBDIVISION OF THE OLD
BANK, 50 MARKET STREET, MILNSBRIDGE TO
CREATE 2NO. RETAIL UNITS AND ASSOCIATED
EXTERNAL WORKS.

Ref: 2566

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SECTION 1 -INTRODUCTION

- 1.1 This Heritage Statement has been prepared to support a planning application for the change of use and subdivision of the former bank at 50 Market Street, Milnsbridge to create 2no. new retail units and associated external works.
- 1.2 The site is situated on Market Street in the centre of Milnsbridge and is identified as being in the Milnsbridge Conservation Area in the Kirklees Unitary Development Plan and the emerging Kirklees Local Plan.

SECTION 2 - LOCATION AND SITE DESCRIPTION

- 2.1 The site is located in the centre of Milnsbridge on Market Street opposite the junction with Scar Lane. The site comprises a former bank that has been vacant for several years. The building comprises ground floor space that was used as the bank with a basement comprising circulation space leading to the vault, plant room and a store.
- 2.2 The site is adjacent to units used for traditional town centre units.

SECTION 3 - PROPOSED DEVELOPMENT

- 3.1 The proposed development seeks to retain the existing retail unit, shown as unit 1 on the accompanying proposal drawings. Unit 2 will have a ground floor of 514 sq ft and a basement of 314 sq ft and unit 3 will have a ground floor of 683 sq ft and a basement of 590 sq ft. The proposed development includes the removal of an ATM machine. A new doorway to provide access to unit 3 will be provided in place of the ATM machine.

SECTION 4 - DESCRIPTION OF HERITAGE ASSET

- 4.1 The site is within Milnsbridge Conservation area. Paragraph 189 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 4.2 Paragraph 190 sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including any development affecting the setting of a heritage asset).
- 4.3 Paragraph 193 explains that when considering the impact of a proposed development on the significance of a designated heritage asset, great

weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).

- 4.4 Paragraph 200 of the NPPF sets out that local planning authorities should look for opportunities for new development within Conservation Area, and with the setting of heritage asset, to enhance or better reveal their significance.

- 4.5 The Council have carried out a detailed conservation area appraisal for Milnsbridge which provides a detailed analysis of the conservation appraisal, including a historical analysis and a description of the area. The appraisal sets out that:-

“Milnsbridge developed as a passing place, the plan form of this is still evident today. The prevalence of stone buildings and the mix of urban and rural creates a unique character to Milnsbridge”.

In its conclusion it sets out that:-

“Parts of Milnsbridge are included in the conservation area which are areas of opportunity. Although the buildings individually are not of sufficient historical and architectural merit, collectively they are important to the setting and character of Milnsbridge. It is important to include these buildings, to ensure any changes can be sensitively incorporated to help enhance the remainder of the conservation area. In addition, some of the buildings (notably the Crowthers industrial estate, and the Bridgecroft housing estate) have been developed in a style not sympathetic to the character of Milnsbridge. The inclusion of these areas in the Milnsbridge conservation area was reasoned due to the potential opportunity in the future to enhance these areas in a positive manner”

- 4.6 The application site itself is identified as being within a block of commercial buildings. The building is a prominent building in a prominent location.
- 4.7 The proposed development will maintain the commercial character of the application site and the wider commercial block. The exterior of the building will remain the same, with the only change being the removal of the cash machine and the installation of a new doorway for the left hand retail unit.

SECTION 4 - CONCLUSION

- 4.1 We conclude that the proposed development will not have any detriment on the conservation area. The proposed development will ensure the long term use of the building which could be at risk of falling into disrepair if it remains vacant for a significant period of time.