

PLANNING AND LISTED BUILDING
APPLICATION

FOR

THE CHANGE OF USE FROM D1
(PHYSIOTHERAPY CLINIC) TO C3
RESIDENTIAL

AT

89 NEW NORTH ROAD
EDGERTON
HUDDERSFIELD

ON BEHALF OF
MR P LEARY

DESIGN AND ACCESS STATEMENT
DATED: SEPTEMBER 2019

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE

1.01- The site is a Grade 2 Listed Building at 89 New North Road Edgerton Huddersfield

1.02 – The property is within Edgerton Conservation Area.

1.03 - Listing Entry 1279335 Listed 29 Sept 1978

NEW NORTH ROAD 1. 5113 (South Side) Highfield Nos 89 and 91 SE 1317 27/1436 II 2. Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. 2 storeys and attics. Symmetrical composition, outer bays having gabled attic dormers, paired round-arched sashes with common hood mould on 1st floor, and canted bays on ground floor, each with segment-headed sashes (voussoirs ornamented with nailhead) and parapets ornamented with quatrefoils. Doors with segment-headed fanlights, half-columns with acanthus capitals, and parapet with quatrefoil ornament.

2.0 – PROPOSAL

2.01 – The proposal is for a Change of Use from Physiotherapy Clinic to Residential

2.02 – The main entrance is the front door from New North Road. There is parking at the rear of the site

2.03 - There is no structural alterations to the property. The new use will be a fitting out of the existing rooms.

2.04 - The existing property is in a well maintained condition and requires very little work to form a new dwelling. The existing features are all in place and have been maintained to a high standard.

3.0 – ACCESS

3.1 – The property is close to Huddersfield Town centre with good transport links.

4.0 – POLICY

The requirement to provide this assessment and advice on the amount of detail necessary is contained in the new Local Plan LP33 and the National Planning Policy Framework (NPPF) 2019 this states the following: -

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

5.0 - HERITAGE

5.01- The heritage statement sets out the reasons for the works.

5.02- All works are internal fit out with no structural alterations.

Therefore there is no harm caused to the listed building.

The benefit is that the building will have a sustainable future as a dwelling.

6.0 – CONCLUSION

The main justification for the proposals is the minimal intervention to the property.

The proposals for the new use will allow the building fabric to be untouched and to remain as part of the New North Road street scene .