

Design and access statement: Empire House, Slaithwaite



**Side orangery extension to Old Town Hall, Lewisham Road,
Slaithwaite, HD7 5AL**



Feb 2020.

Design & Access and Heritage Impact Statement

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1.0 Context

This statement has been prepared to accompany planning application for a new oak-framed sun room at the rear of Old Town Hall on Lewisham Road in Slaithwaite.

[Empire House](#) is a 3000 sq. ft. building, dating back to 1892. Originally a town hall – complete with underground air-raid shelter – the property has undergone many uses in its 128-year history, most recently as an office space for fashion exhibition organisers, Moda ITE.

Situated on unallocated land – defined in the new LDF – it is outside the District Centre of Slaithwaite, but within the conservation area of Slaithwaite. Copies of all are appended to this statement.

Now, it is being renovated as a luxury serviced office workspace and business members' club, offering 13 offices, ranging in size from 1-person to 10-person occupancies, alongside a business members' club, which welcomes individuals and businesses on an application-only basis. Members will have access to 'The House'; 600 sq. ft. of professionally interior-designed break-out space, ideal for entertaining or presenting to clients. There will also be conference and meeting room facilities available to hire, attracting companies from the cities of Leeds and Manchester.

It is being revered as the first project of its kind in West Yorkshire. The scheme is set to open in early summer 2020, following £450,000-worth of investment and six months of renovation work.

Amy Byram, director of Empire House said: "The look; the brand; the space and facilities; Empire House is a scheme which, to our knowledge, is unique in the region. It's something that you may see in Manchester or Leeds, and we are bringing it to Slaithwaite; one of the most thriving villages of Huddersfield, right on the doorstep of the train station.

"It will attract high-performing, discerning business people, who are looking for far more than a standard office space. It's an environment for people with great expectations, and we are setting the bar high. We are investing in the most advanced WiFi available, plush furnishings, a wine and coffee bar, professional interior design. We hope these special touches will amount to a thriving atmosphere that people are proud to be associated with."

The planning permission outlines the addition of an oak-framed, glass orangery, which will be used by members and tenants as extra break-out space, benefitting from sun during the summer months.

Amy continued: "During renovation, we will be enhancing the original features of the building, whilst adding new modern and classic elements. The idea is to be sympathetic to the age of the property, whilst also making it a relaxed, comfortable and designer environment to work and socialise in.

"However, there is currently a lack of shared space available, which is the crux of the business model and the driving factor behind attracting new people into the area. The orangery is much-needed space. The area where the extension is situated is currently a tarmac surface which is not accessible to vehicles for parking purposes, so does not really have a use and is therefore of no value to the property."

2.0 Amount, scale, appearance and layout.

- 2.1 The application is for a single storey lean to extension.
- 2.2 The footprint of the proposed sun room is approximately 5.4m x 3.6m with a height to eaves and abutment of 2.3m and 3.5m respectively.
- 2.3 The roof covering is blue slate with oak framed glazed panels below.
- 2.4 The layout of the site remains largely unchanged.

3.0 Heritage Impact Assessment.

- 3.1 The site is within the conservation of Slaithwaite and, whilst not defined as being within the District Centre, it is an important building in a prominent position which has a positive contribution to the conservation area.
- 3.2 The existing building is a large, imposing building with a lot of ornate stone detailing such as quoin corners, cornices, string courses, corbels and ashlar window surrounds.
- 3.2 The location of the extension is set back quite a distance from the road and due to this, and the existing retaining wall and foliage above it, the proposal will barely be seen from Lewisham Road.
- 3.3 Regardless of the above, the extension will contribute to the conservation due to its simple design and choice of materials.

4.0 Access.

- 4.1 Vehicular and pedestrian access remains unchanged.

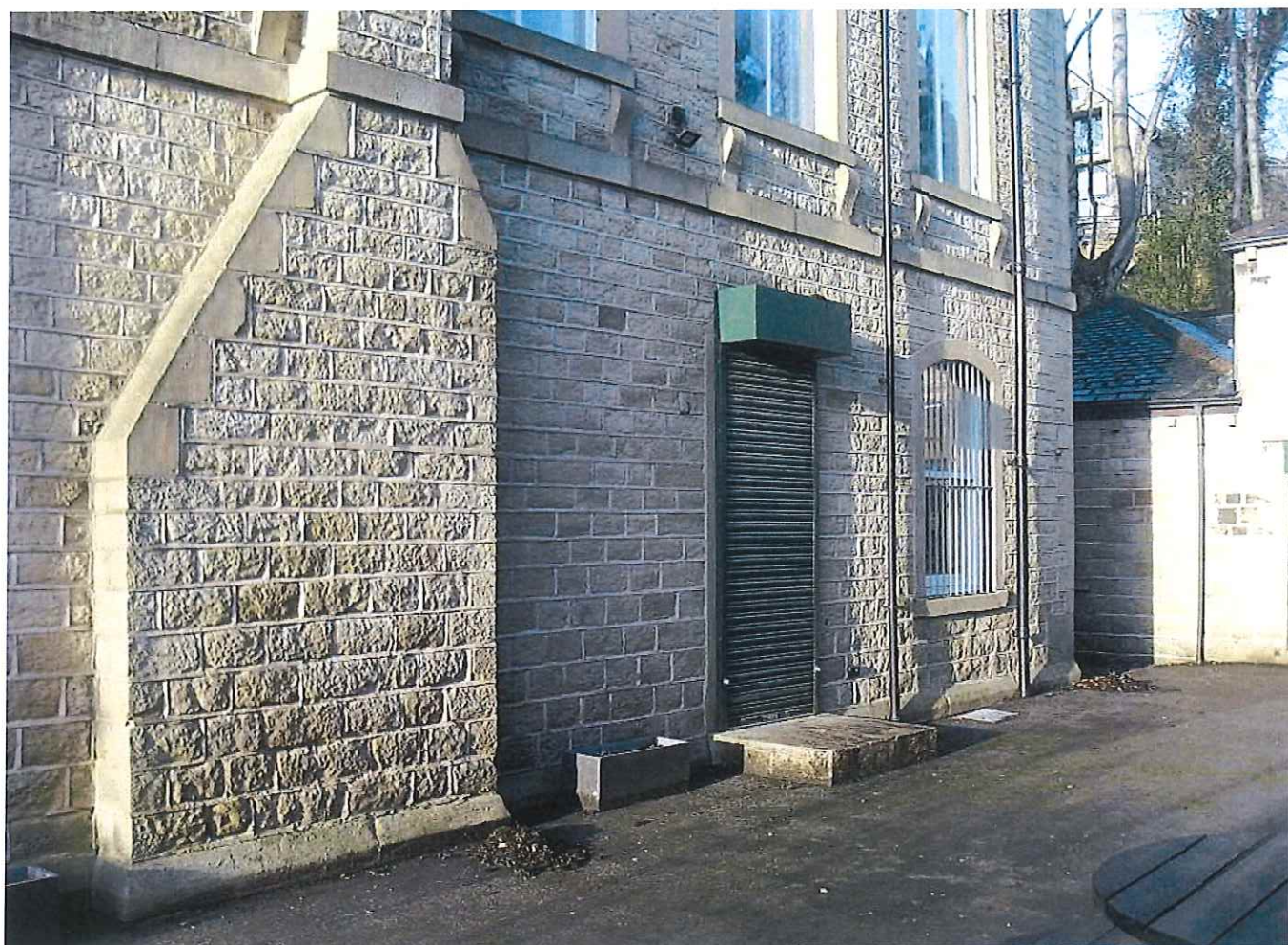
Appendix A

Photos.



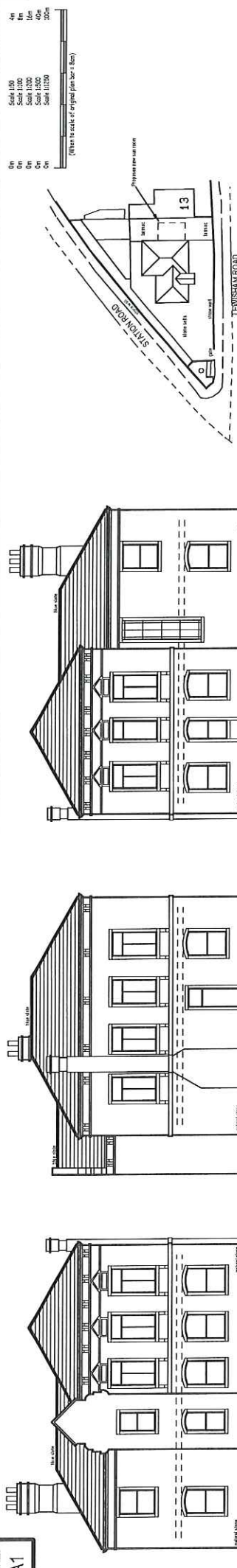






Appendix B

Drawings.

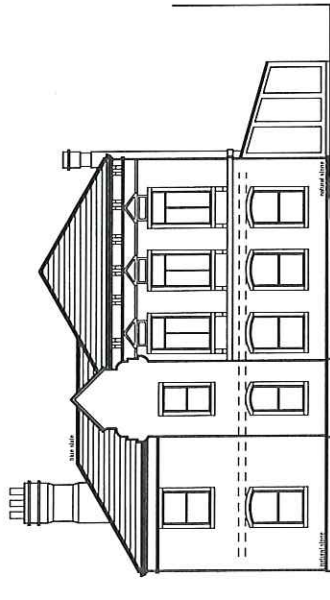


Existing front elevation (1:100)

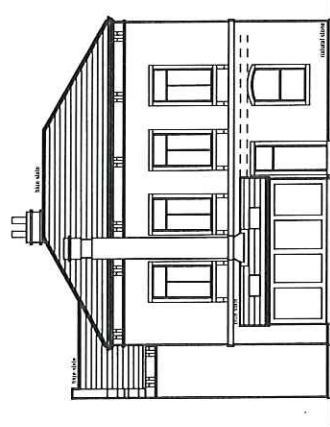
Existing side elevation (1:100)

Existing rear elevation (1:100)

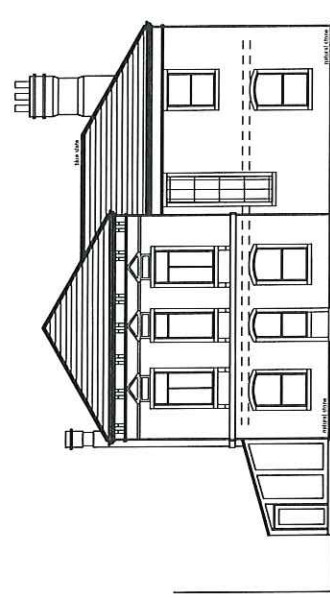
Site plan (1:500)



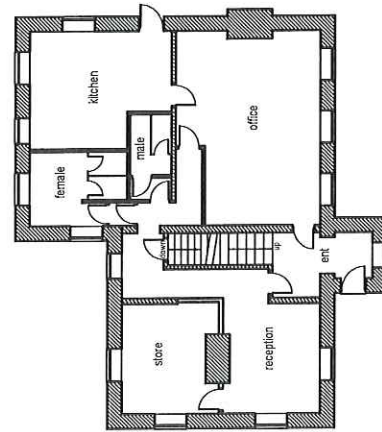
Proposed front elevation (1:100)



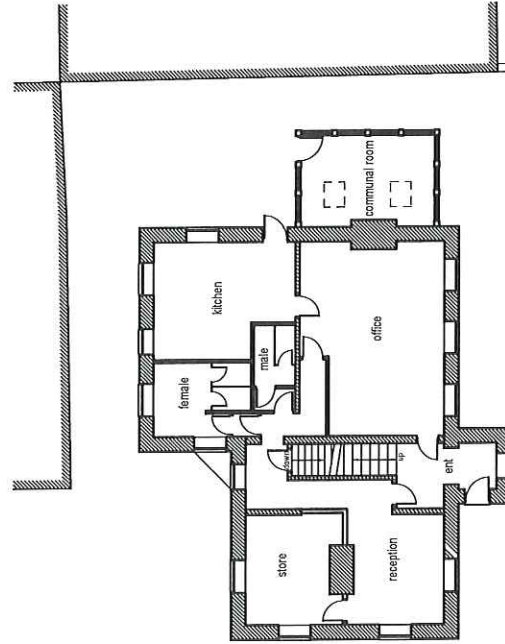
Proposed side elevation (1:100)



Proposed rear elevation (1:100)



Existing ground floor layout (1:100)



Proposed ground floor layout (1:100)



Location plan (1:1250)

Project
Proposed Extension.

Address
Former Town Hall
Lewisham Road
Slathwaite.

Title
Planning Drawing.

Drawing number
P 01.

Date
Feb 2020.

Appendix C

Extract from Kirklees LDF map of the area.

Green Belt and Green Infrastructure

- Peak District National Park
- Green Belt
- Strategic Green Infrastructure (SGI)
- Urban Green Space (UGS)
- Local Green Space (LGS)
- Add to Green Belt (AGB)

Housing, Employment & Other Significant Development

- Employment (E)
- Priority Employment Areas (PEA, DSA, HDA, HDA, HDA)
- Housing (H)
- Medium Use (MU)
- Land at Starline Hall (MOS)
- Grass and Trawlers & Travelling Showpeople (GTS)
- Sequestered Land (SL)

Heritage Assets

- Archaeological Site (Class 2) (AS)
- Conservation Area
- Registered Battlefield (RB)
- Registered Parks and Gardens (RPG)
- Scheduled Monuments (SM)

Minerals & Waste

- Mineral Area of Search (MAS)
- Mineral Extraction Site (MES)
- Mineral Infillment Area (MIA)
- Mineral Infrastructure (MI)
- Waste Site (WS)
- Waste Site (Sequestered) (WS)

Natural Environment

- Special Protection Area
- Special Area of Conservation
- Site of Special Scientific Interest
- Local Wildlife Sites (LWS)
- Local Geological Sites (LGS)
- Dark Peak Nature Improvement Area

Shopping Centres

- Principal Town Centre
- Town Centre
- District Centre
- Local Centre

Transport

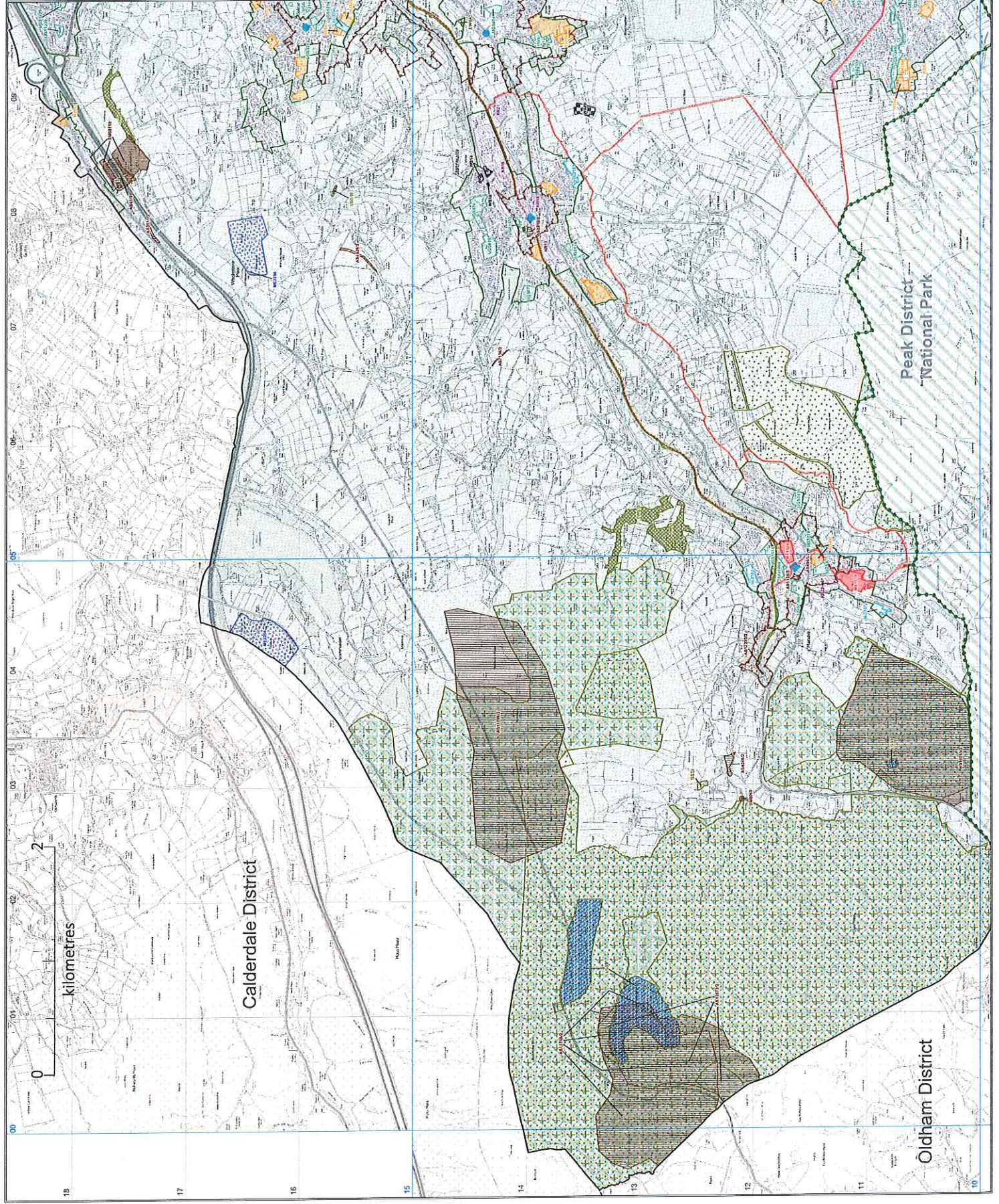
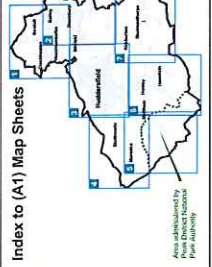
- Highways England Transport Scheme
- Core Walking, Cycling and Riding Network
- Existing
- Proposed
- Indicative
- Transport Scheme (TS)
- Junction Improvement
- Committed transport improvement scheme

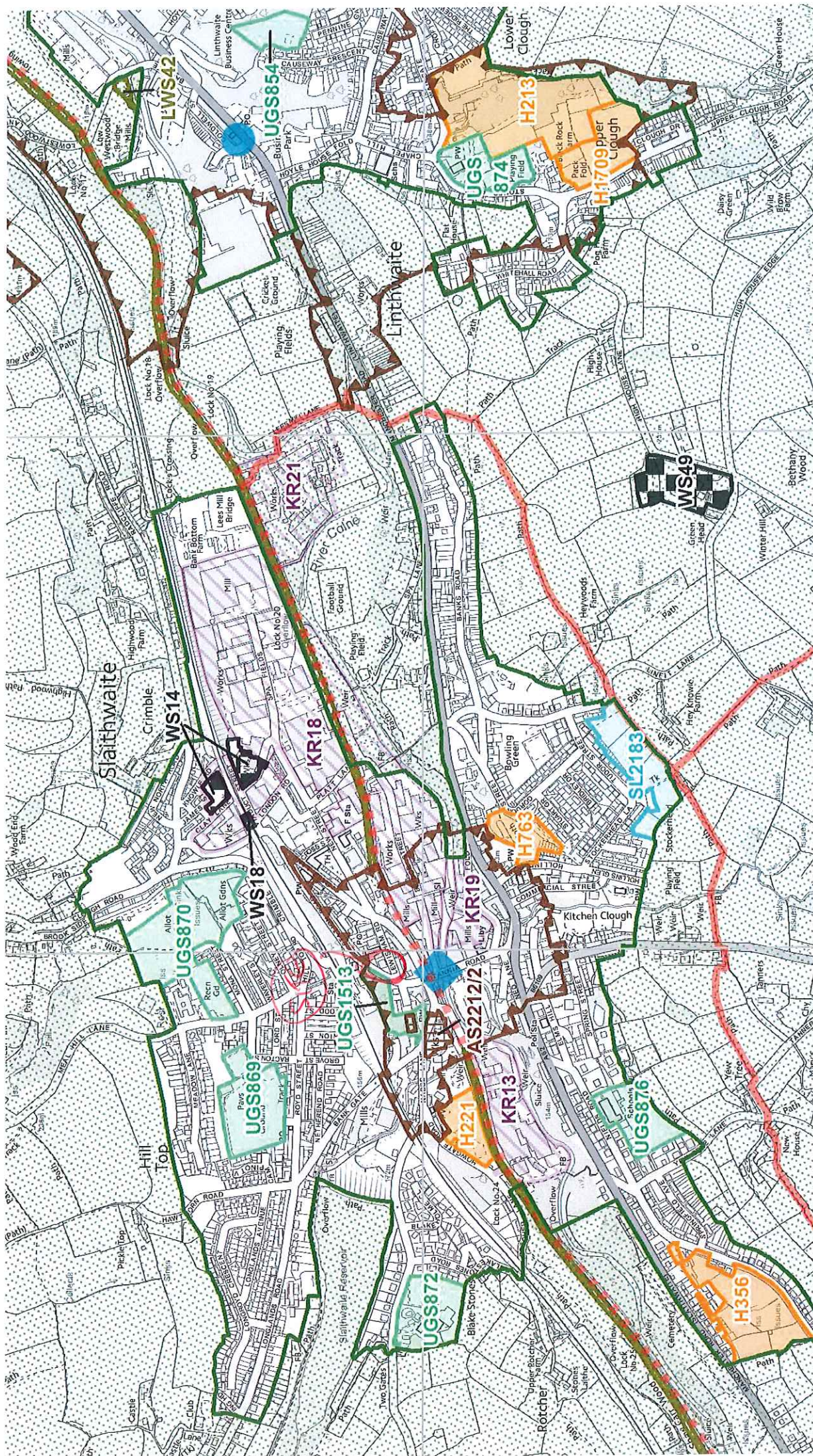
1:50,000 Ordnance Survey Map (OS)

Map scale: 1:15,000 @ A1

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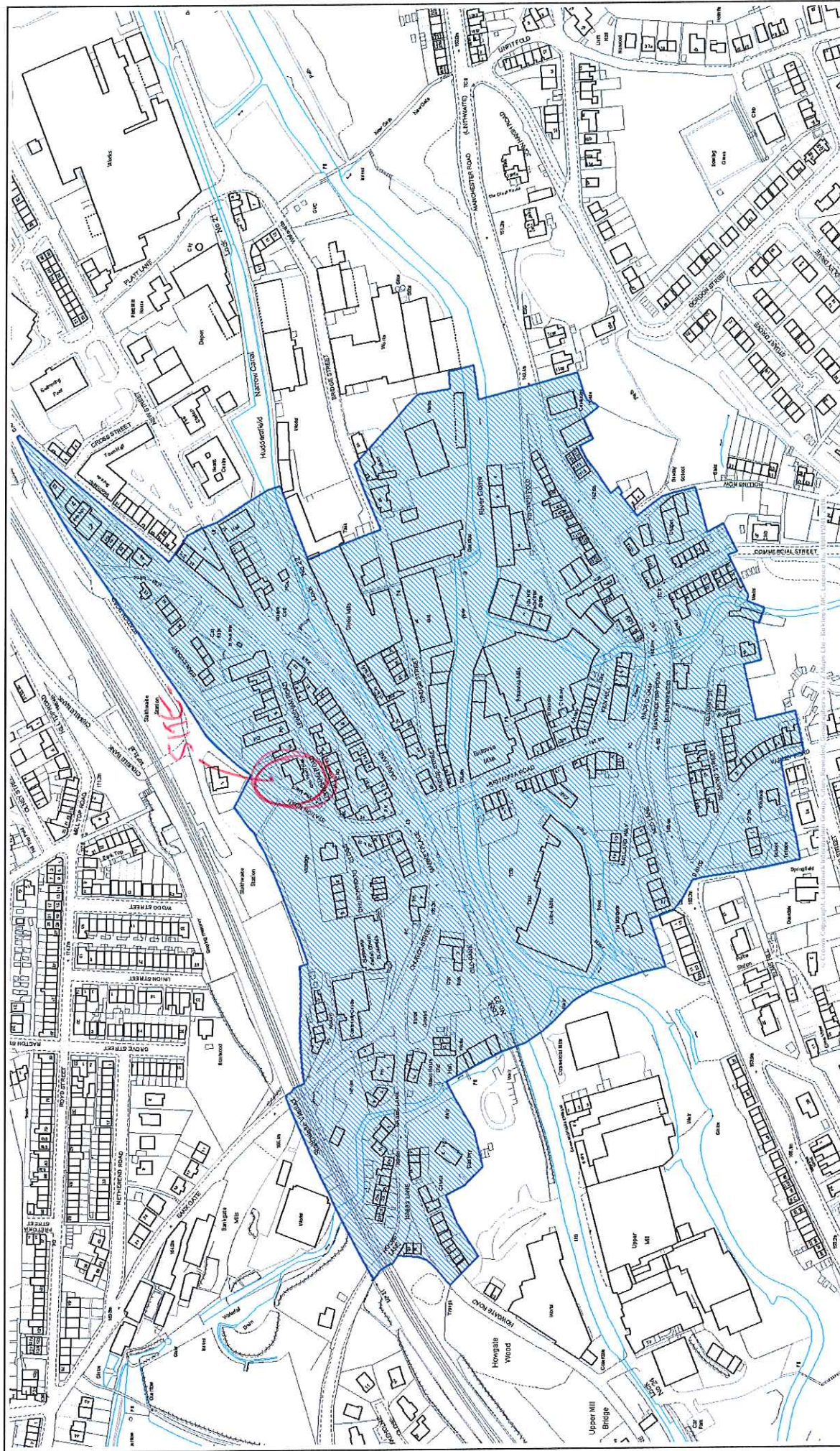
right 2016, Ordnance Survey 100012461





Appendix D

Slaithwaite Conservation Area Map.



Kirklees MC - Planning Service

Scale 1/3500

Date 14/4/2010

OS Grid Ref of Centre = 408005 E 413984 N



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Appendix E

Slaithwaite District Centre Map.

DCB 15

Slaithwaite

District Centre Map

Key

District Centre Boundary



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Map scale: 1:1500 @A3

