

Combined Design & Access / Heritage Statement

PROJECT TITLE

Proposed Change of use from derelict chip shop to dwelling
and refurbishment of existing first floor flat

at The old Lloyds bank, 50 Market Street
Milnsbridge, Huddersfield hd3 4ht

JOB NUMBER

2075

CLIENT

Mr Mandeep Singh

DATE

March 2021

Prepared By:

Cadvis3d Limited
Architectural Design Services
237 Wakefield Road
The Towers
Lepton
Huddersfield
West Yorkshire
HD8 0DH

Tel: 01484 937123

Web: www.cadvis3d.co.uk

Email: info@cadvis3d.co.uk

1. Existing use of site

1.1 Stone built two storey building formerly used as bank

1.2 Accommodation comprises of vacant bank with residential dwelling above (currently vacant) and attached derelict chip shop to rear (also vacant)

1.3 The property is located in the Milnsbridge conservation area but not in the green belt

1.4 The property is solid, but in need of superficial repair and refurbishment – but appears structurally sound.

2. Proposal

2.1 The proposals are to refurbish the existing one bed first floor flat, to provide a two bed modern apartment and convert the existing vacant chip shop to a one bed flat.

2.2 The only external changes will be new windows and doors.

2.3 No new window or door openings are proposed.

2.4 The proposals will not effect the external features of the building.

2.5 The proposals cause little impact on the adjoining property and maintain their right to light and privacy.

3. Evaluation

3.1 The proposals do not effect the conservation area in a negative way

3.2 No external changes are proposed

4. Layout & Highways

4.1 no parking is provided and persons looking to rent / purchase one of the properties would use public transport, walk or cycle – which is perfectly acceptable given its location and access to the public transport network.

5. Planning Policy

5.1 NPPF 2019 paragraph 196 states:

'...Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use...'

The proposal does not harm the asset, nor does it detract from heritage asset.

Furthermore paragraph 202 states:

'...Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies....'

5.2 Kirklees Local Plan Feb 2019 paragraph 14.13 states:

'...Some historic assets are less sensitive to change than others and can be altered without damaging their significance. Alterations and extensions to historic buildings should in the main make use of traditional materials and craftsmanship. However, in some cases, where there is less significance, modern innovative design should not be disregarded....'

6.Flood Risk

6.1 The site falls within flood zone 1, therefore no flood risk assessment is required.

7. Conclusion

7.1 The proposals cause no impact on the milnsbridge conservation area

End of Report