
Planning Support Statement incl. DESIGN & ACCESS STATEMENT and HERITAGE STATEMENT

Date: April 2021

Project: Redevelopment of
Croft House Surgery
Manchester Road
Slaithwaite

Project No.: 3373

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This document is intended to be read as supplementary support information to the planning application forms and accompanying drawings. Any illustrations within this and other supporting documents are intended for illustrative purposes and do not take precedence over the formal application drawings.

1.00 Introduction and Background

1.01 This document has been prepared to support a planning application for the redevelopment of the former doctors' surgery at the corner of Manchester Road and Commercial Street in Slaithwaite to the west of Huddersfield.

1.02 The surgery building was almost certainly built originally as a dwelling and later converted. This original building will be redeveloped to apartments and three new residential units will be constructed on the site of the surgery car park. This will involve the demolition of a later two storey flat roofed extension to the surgery, used as offices at first floor level and a carport at ground level.

1.03 The local area comprises a mixture of residential and commercial premises. It is a popular residential area because of easy access to an extensive range of local facilities and amenities. Slaithwaite centre is within easy walking distance and is one of the best local centres.

1.04 There is a bus stop immediately adjacent to the site boundary giving excellent communication with Huddersfield and beyond.

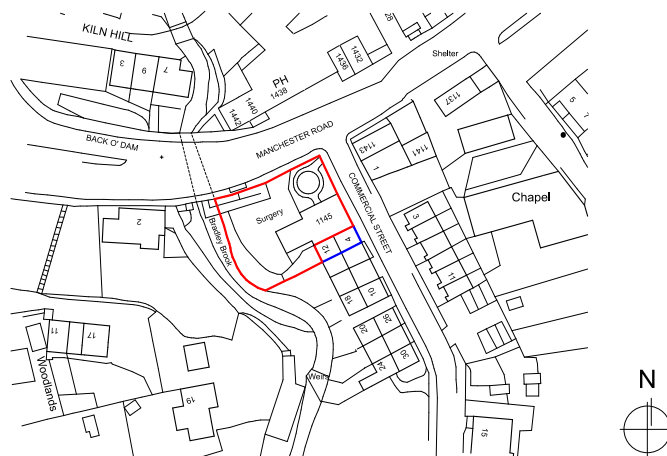


Figure 1: Location Plan

2.00 Policy

2.01 Residential redevelopment of a brownfield site in an eminently sustainable location conforms with both The National Planning Policy Framework (the Framework) which forms the overarching planning guidance for the country, and the Kirklees Local Plan.

2.02 Given the continuing need for smaller, semi-urban residential provision, and the sustainable location where a full range of shops and services can be reached by foot and public transport, the application scheme will help to meet the development aspirations of the local authority as set out in the Kirklees Local Plan.



Figure 2: Aerial view of site location

3.04 Units 2 and 3 form an arm off the west elevation of the surgery, in a similar location to the original 2 storey extension which is to be demolished. Unit 1 is then set at right angles to 2 and 3 providing a clear distinction between the entrance courtyard with parking and manoeuvring space and private gardens to the three new units behind the buildings.

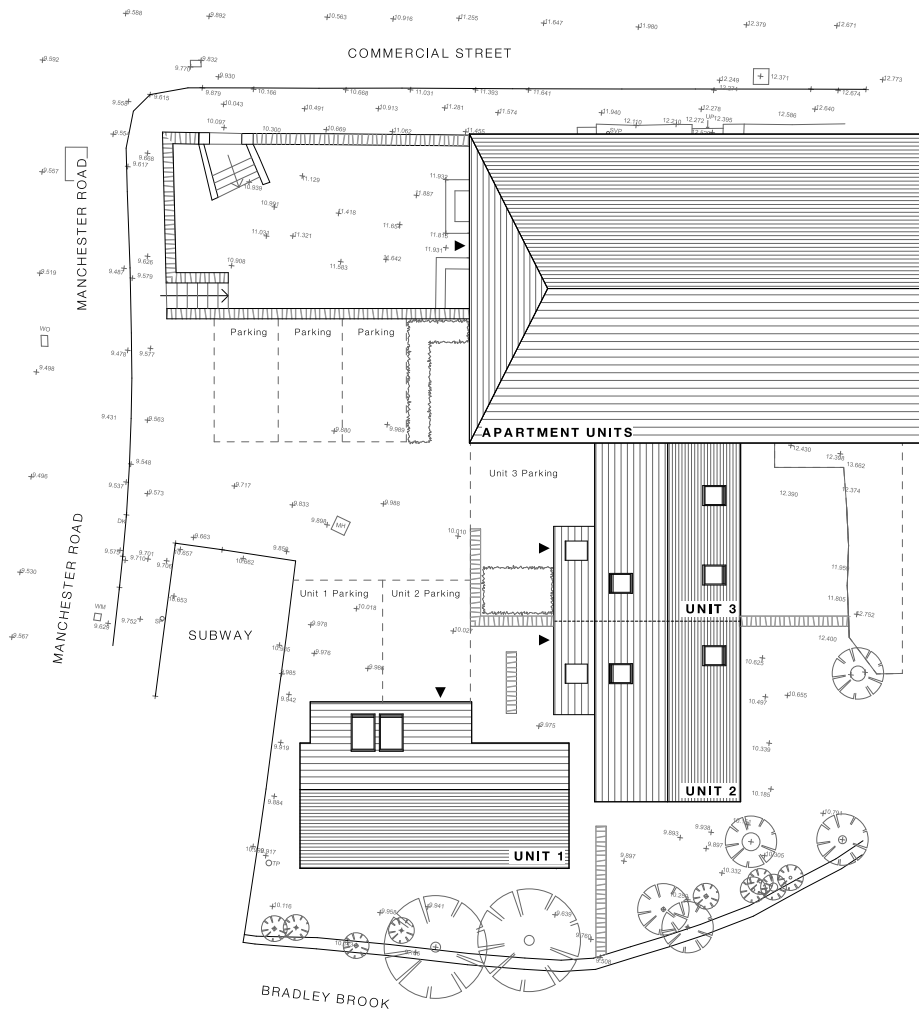


Figure 4: Site Plan As Proposed

3.05 The arrangement produces a balanced layout of building to open-space and between semi-private and private.

3.06 New buildings are in traditional local materials with traditional pitched roof forms. Interest is provided to the rectilinear forms by the addition of lean-to

porches to Units 2 and 3 and by a catslide roofed projection to the front of Unit 1.

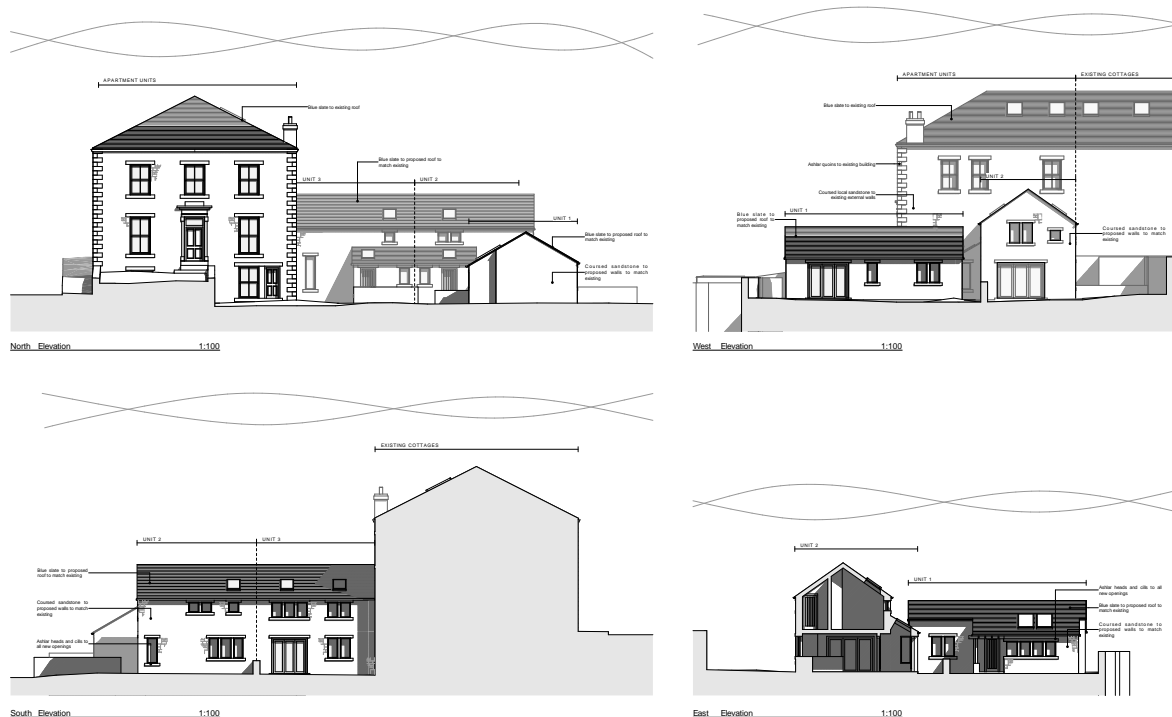


Figure 5: Proposed Elevations

- 3.07 The finished scheme will sit comfortably within the existing townscape and will, in our opinion, constitute an improvement to the site.
- 3.08 External works are limited, comprising a number of walls in local stone to demarcate property boundaries and some carefully placed bushes/hedges to complement the hard materials and give privacy. Rear garden areas also have demarcating walls with the small private garden areas to be completed by residents as they wish.

4.00 Access

4.01 Access is totally unaffected by the proposal and remains as existing.



5.00 Heritage Statement

5.01 The application site within the Slaithwaite Town Centre Conservation Area at its southern edge. There is no written appraisal for the Area.

5.02 Slaithwaite is an important local centre. Although its history can be traced back as far as the 12th C, major expansion took place in the 18th C and 19th C with the development of the textile industry. The majority of the listed buildings within the Conservation Area date from this period.

5.03 The character of the CA is that of a successful small Victorian town with a preponderance of vernacular buildings in local loadbearing stone in walled or ashlar forms under pitched tiled roofs. Windows are typically of the 'punched-hole' type with mainly vertical emphasis.

- 5.04 Following the decline of the textile industry the townscape of Slaithwaite suffered somewhat. The later reopening and refurbishment of the canal, which runs through the heart of the commercial centre, led to a rejuvenation of the town which now enjoys renewed prosperity and popularity.
- 5.05 The area along Manchester Road, above the main centre, suffered a particular decline in the post-textile era. The recent history of the application site typifies what happened to several sites around.
- 5.06 The application scheme returns the site to residential use, removes inappropriate building elements and reintroduces a more vernacular style of building with emphasis on the forms, materials and detailing – updated as appropriate – typical of the Conservation Area as a whole.
- 5.07 We believe the scheme reinforces the aims of the CA and enhances both the immediate and wider environments.