PLANNING APPLICATION AND LISTED BUILDING CONSENT FOR

DEMOLITION OF EXTENSIONS AND CHANGE OF USE OF OFFICES TO 2 DWELLINGS (WITHIN A CONSERVATION AREA)

MIDWAY HOUSE
51 AND 53 HUDDERSFIELD ROAD
MELTHAM
HOLMFIRTH HD9 4AF

ON BEHALF OF
MR GILLINGS

DESIGN AND ACCESS STATEMENT
INCORPORATING HERITAGE STATEMENT
DATED: SEPTEMBER 2020

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.00 - CURRENT APPLICATION

1.01 - Planning and Listed Building Consent was applied for last year, 2020/92847 and 2020/92848, for the change of use of Midway House to 2 dwellings . Following consultations with Kirklees MC Planning Department it was agreed to withdraw these applications due to the requirement for additional information.

1.02 - The current applications once again apply for the removal of more recent rear extensions and the conversion of the main building, Midway House, into 2 dwellings.

1.03 - To accompany this application, additional reports have been supplied. One has been prepared by Archaeological Research Services, and provides a detailed and considered report on the existing buildings and the proposals. The proposed plans have been revised in line with the recommendations of ARS. The second report has been carried out by Middleton Bell Ecology, and explores the ecology of the application buildings and site as a whole.

1.04 - Please note that a separation outline application will be submitted imminently relating to the land at the rear of Midway House.

1.05 - We have included the original supporting statement as an Appendix as much of this remains relevant, other than the minor changes to the plans and elevations as advised by ARS.

1.06 - We trust that the proposals are now supported by Kirklees MC.

APPENDIX ONE - ORIGINAL DESIGN AND ACCESS STATEMENT AND HERITAGE REPORT.

1.0 – THE PROPERTY

1.01 – Midway House, or 53-55, Huddersfield Road is located in the centre of Meltham, within the conservation area. See Images 1 and 2.

Image 1 - Midway House

Image 2 - Rear of Midway House

1.02 - Midway House is currently occupied by Concept Bar and Refrigeration, a company, that is relocating to their main premises in Bradford. The property is no longer suitable for the long term future of the business, due to location and facilities.

1.03 - It is clear that historically, Midway House had a residential use. The front elevation is very domestic with banks of mullion windows and a central access.

1.04 - Midway House has been extended in the past. (See rear view Image 2)

2.0 – SITE PLANNING HISTORY

2.01 – The only planning history we can determine is that to erect the extensions to the rear. These were granted in 1988.

3.0 – PROPOSALS

3.01 - This application seeks to change the use of Midway House back to residential.

3.02 - The proposals are to demolish the 1988 extensions and with minimal disruption convert the property into 2 cottages.

3.03 - The proposals will reinstate external openings (where the extensions are to be removed - see images 3 and 4), and include for minor window additions. These will be formed using reclaimed stone surrounds (heads, cills, mullions and jambs), and timber windows to match.

3.04 - Internally, the main stair is not original and will be removed. The stone steps to the cellar will be maintained and accessed via a trap door.

3.05 - There are no major alterations internally. All works are superficial, and will not cause any harm to the existing fabric.

3.06 - To the rear, garden areas will be formed to serve the two cottages. Beyond the gardens will be a small parking area for the cottages.

Image 3 - Rear extensions to Midway House.

Image 4 - Rear extensions to Midway House.

4.00 - HIGHWAYS

4.01 - A Supporting statement by Paragon Highways has been included with this submission. This report combines information for this application and the simultaneous outline application for 2 detached dwellings. The report takes into account that the company Concept will no longer function from Midway House. The report highlights the positives of the scheme, which include;

a). The number of journeys will not increase.

b). Regular larger delivery vehicles will no longer be necessary

c). A turning facility will be provided suitable for a fire tender, which will not only serve the new properties, but will improve access to all the neighbouring properties in the case of an emergency.

d). Minor alterations to the entrance wall and planting will improve visibility for new and existing users.

e). Bin collections will be improved for the properties served from the access with the creation of a main collection point.

5.0 - WILDLIFE

TREES

5.01 - There are no trees in the area around Midway House.

BATS

5.02 - There has been no bat sightings reported to us on the site.

6.0 - HERITAGE STATEMENT

6.01 - The proposed property is within the Conservation Area of Meltham centre.

6.02 - The proposals do include for the demolition of extensions to Midway House, but these are of no significance.

6.03 - The proposals will also offer the opportunity to remove certain unsightly features common with commercial properties. e.g externally mounted air conditioning units.

6.04 - The application will restore the building back to its original use, with a sympathetic conversion and refurbishment programme.

7.0 – CONCLUSION

7.01 – The proposals will enhance this listed building and the conservation area. The alterations will be barely noticeable, as the main elevation to Huddersfield Road will remain unaltered. The works to the rear will be sympathetically carried out.

7.02 - The property is more suited to residential with the location being very sustainable.

7.03 - We therefore trust that Kirklees MC can support this application.