

**Consultation Response from KC,
Conservation and Design**
2022/90656 Manor House, Manor Street, Dewsbury, WF12 8ED
Change of use, alterations and erection of additional storey extension to training / learning centre to form 14 residential units and management office
Date Responded: 12.05.2022
Responding Officer: Sebastian Pickles
Responding Ref:

The site is located just outside/ on the boundary of the Dewsbury Town Centre Conservation Area. To the immediate south of the site is the Grade II Barclays Bank and the to the immediate east is the Grade II Dewsbury Baptist Church. The site is within the immediate setting of both Listed building.

The site is formed of two main elements. To the centre of the site is a two-storey, linear building running north south with a pitch roof building. The building is clearly of a Mill industrial use. The building has a shallow pitched roof. To the immediate right and attached to linear building is large square flat roofed element.

Looking at the historic mapping the Town Plan from 1850 show the linear building and is named Minor House Mill. The mapping shows that there was formerly yard area with a detached linear building to the east of the main mill building. What appears to have happened is the existing large square flat roofed building was formed by incorporating existing detached buildings.

Conservation would raise no concerns with the change of use of the building. The proposals however see the alteration and extension of the existing pitched roof linear building, with a slight increase in height and alteration of the roof pitch. This would create an intrusive roof which would project and be entirely visible off Crackenedge Lane and more visually intrusive on Manor Street. The proposals also include the increase to the flat roof section and addition of a step pitch.

Conservation consider that the existing pitch to the mill building should be retained as existing. This would also ensure some mitigation to the proposed insertion of roof lights to the western roof plane.

The increase/ addition to the flat roofed elements is considered reasonable. However, we would again set out that the pitch of the roof should be reduced and height to match that of the existing pitch of the mill building. The proposed increase would create an overly intrusive addition and given the roofscape of the surrounding area it would be entirely disproportionate. Again the reduction in pitch would provide mitigation to the proposed roof lights to the most eastern roof plane.

The detail for the proposals windows is limited. It is noted in the Design and Access Statement that the windows are to be faux sliding sash in UPVC. The existing windows are timber, with some being faux sliding sash. Conservation do not support the proposed UPVC windows as they will have a harmful impact to the character of the building and street scene, which does include views into and out of the Conservation Area. The windows should be constructed in timber. We have some concerns about the faux style of window, however subject to the detail they could be acceptable.

As set out we consider the principle to be acceptable, however we consider there are amendments require to ensure the impact to the Conservation Area is reduced and mitigated.