

**Consultation Response from KC, Conservation & Design**
**2022/92081 Land at, Huddersfield Road/Leeds Road, Birstall, Batley, WF17 9AA**
**Demolition of existing buildings and erection of retail food store with associated parking and landscaping**
**Date Responded:**
**Responding Officer:**
**Responding Ref:**

The site is located within the Birstall Conservation Area. The site is located on one of the key entry points into the Conservation Area. As set out in the submitted Heritage Statement the building is identified as being an important frontage building. The building has a high visible, being on a key crossroads of Leeds Road, Nelson Street, Huddersfield Road and Gelderd Road.

The site consists of a row of terraces which were constructed in the first quarter of the 19<sup>th</sup> century. The terraces are associated to the increase of the industrial development in the area.

The submitted Heritage Statement provides a good assessment of the buildings, context and setting within the Conservation Area. The Heritage Statement is supported by a Structural report. The Terraces is in a poor state of condition and as picked up in the structural report there are serious areas of concern.

The detail set out in the Heritage statement make the case that given the condition of the building, it is become economic repair for the building to be retained. This is supported by the Structural report which details that there would need to be several areas of entire rebuild and additional strengthening.

The proposals are for the demolition of the building, retention of the front boundary wall and erection of a retail food store with associated parking.

The building would be constructed in a mix of coursed stone and finer ashlar, with blue slate roof. Conservation while considering that the loss of the building will have a harmful impact on the Conservation Area, the loss of the building is accepted. The building is in a poor state of repair and the costs associated with bringing it back into use would be considerable. This is supported by the Structural report.

We do however have concerns in respect to the detail of the proposed replacement building. We consider that the building should be exclusively constructed from coursed, or hammer dressed stone, no use of ashlar, which is not characteristic of the area. We are also not supportive of the use of the ashlar quoins.

The roof should be amended for it to be finished in stone slates apposed to blue slates, which are not representative of the character of the area.

To the right-hand side of the elevation, it is proposed to step down from two stories to a single storey. Give the character of the existing building, we consider that the two-storey element should be continued along. This would still allow the single storey lean-to at the rear but would retain the frontage in the street scene.

Overall Conservation consider there is sufficient justification for the loss of the existing row of terraces, however as set out amendments are required to make the proposed design acceptable.