

Design & Access/Heritage Statement

Site Location: Edward Latham House
1, Oates Street
Dewsbury
West Yorkshire
WF13 1BB

Proposal: Conversion of Derelict Building & Re-Build Former
Building into 5Nr. Residential Units



On behalf of: FC Property Ltd

Ref: 21-777

Date: January 2023

Introduction

This Design & Access Statement has been prepared to accompany the planning application for the development and conversion of derelict building(s) into 5Nr. residential use class flats at the site addressed as 1, Oates Street, Dewsbury, West Yorkshire, WF13 1BB and should be read in conjunction with the planning drawings and details.

The proposal is subject to a full planning application submitted on behalf of the applicant.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

Assessment - Site Location

The site is located on Oates Street that is in the centre of Dewsbury which is a minster and market town in the Metropolitan Borough of Kirklees. It lies on the River Calder and near to the Calder and Hebble Navigation waterway. Dewsbury is positioned to the west of Wakefield, east of Huddersfield and to the south of Leeds.

At present the subject site consists of unoccupied, vacant and derelict building(s) including those that have been historically demolished (due to being beyond repair) and a courtyard (yard area) with brick walling and gated access point from Oates Street. Surrounding the site is an area which is generally developed and comprises of a mixture of residential and commercial use properties.

Please refer to drawing labelled Site Location Plan showing the red line boundary ownership.

Site Character & Surrounding Area

The site falls within an area that comprises of a straggling mix of residential conversions, commercial and retail use properties including offices and fast food outlets.

The buildings local to the site include stone/render and brick built properties. Access to the site is via Oates Street that junctions with Daisy Hill and Old Westgate which has a direct link to the A644 Webster Hill and Aldams Road within the town centre and provides access to the surrounding areas including M1 motorway.

The existing boundary consists of brick walling with metal access gates to the front facing Oates Street and retaining wall with a coping finish to the rear that was formally part of the existing building that has been demolished.

Historically, the site was in use as Offices and Residential Dwellings as shown on drawing ref. EX-01 Site Location & Existing Block Plan and our client purchased the site in a derelict condition with the intention of carrying out the restoration and converting the site into residential units. The site is brownfield and a prime location for development subject to achieving grant of planning permission.

The site itself to our knowledge falls within the Dewsbury Town Centre Conservation area with Listed Buildings located close by and the nearest Entry Name being Former Fox's auctioneers at 2 and 4 Grove Street, Dewsbury including gate piers, yard paving and rear extension (Grade II).

Movement and Circulation

The proposed movement is unlikely to increase dramatically due to the conversion and development based on the site location.

The access to the site is to remain as existing and the restoration including development works aimed to improve and enhance the overall site including area.

Evaluation and Opportunities

The original scheme was conceived from the brief provided by the applicant, which was reviewed during the pre-application consultation period.

The scheme as submitted provide residential flats based on the same footprint, height and massing as per the original built form. The proposal will provide employment opportunities to support the local economy both directly and indirectly.

The prospect provided by this development provides quantitative and qualitative improvements to the area as a whole including locals.

The development makes appropriate use of the site in a predominately mixed use area. Continuing to take advantage of the location and also achieving a useable development. The proposal will improve the yard area including building(s) that is currently an eyesore in its derelict state.

Design Proposal

The following points have been considered –

The site comprises of land/building(s) which are suitable to accommodate residential use and at present is derelict/unoccupied. The site is brownfield and therefore a prime location for development in line with planning guidelines.

The existing setting and character of the site including the surrounding buildings are very much mixed use including residential/commercial hence the inclusion of a small residential development will fit in well.

The site layout has largely been dedicated to physically relate to the existing built form and neighbouring buildings, overall site arrangement and site access to remain as existing. Respect for existing developments and the nature of uses in the locality which take into account location and character have also been considered.

The proposal relates to a conversion and new build development on this brownfield site which is set out in line with the adjacent built environment with regards its scale and massing.

The materials chosen are stonework and brickwork walling to match existing with slate finish to the roof area(s).

Appearance

The general form and layout of the proposal is as indicated on the application drawings. The elevations have been designed to be sympathetic with the adjacent and surrounding buildings in both style and material selection. The main element of the overall appearance is as listed below –

External Walls – Coursed stonework with brickwork (matching existing).

Roof – Slate finish to all roof areas.

Windows – Upvc framed double glazed units.

Doors – Upvc framed doorsets.

Rainwater Goods – Upvc downpipes / guttering system.

It is considered that the materials chosen for this particular scheme are appropriate as they blend in well with the existing buildings and the character of the locality giving the area an uplift.

Access

Access to the site is from Oates Street, Dewsbury which is located within walking distance to the local bus and train station with regular services throughout the day.

The site layout is shown on drawing labelled Proposed Site Plan.

Pedestrian access for end users is provided via the main entrance(s). Fire escape doors including protected routes will be incorporated as required throughout the building to comply with Part B of the Building Regulations.

Summary

The design approach taken has been practical based upon the assessments and taking into account the issues raised during the brief and related guidance.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the Local Authority Planning Department.

Heritage Statement

The proposal consists of refurbishment including part new build development of this site that is currently in a derelict state in need of repair works located fronting Oates Street.

Historically, this site was developed and to our knowledge used as offices including residential use. The below images are views from Oates Street providing evidence of this showing the original built form.



The site falls within the Dewsbury Town Centre Conservation area, however consists of no listed buildings or is of any archaeological significance. There are Listed Buildings located close by with the nearest Entry Name being Former Fox's auctioneers at 2 and 4 Grove Street, Dewsbury including gate piers, yard paving and rear extension (Grade II).

Further information and details of the conversation area including appraisal is available on Kirklees Council website (<https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-town-centre.pdf>).

Based on Historic England's assessment the overall condition of this conversion area is considered as being very bad and deteriorating therefore this proposal will hopefully provide improvement and contribute to the regeneration.

The below map is an extract from Historic England indicating the listed buildings located within close vicinity of the application site.



List Entry Details are as follows –

Name: Former Fox's auctioneers at 2 and 4 Grove Street, Dewsbury including gate piers, yard paving and rear extension fronting Oates Street.

Grade: II

Name: 41 Daisy Hill, Dewsbury including setted rear yard.

Grade: II

Name: 63 Daisy Hill, Dewsbury

Grade: II

Name: 85 and 87 Daisy Hill, Dewsbury

Grade: II

Name: Retaining wall gatepiers and railings to Central Methodist Church

Grade: II

Name: Central Methodist Church

Grade: II

Name: 21 Bond Street

Grade: II

Name: 23 Bond Street

Grade: II

The development will no doubt have an impact with regards to its character & appearance including use in relation to the conservation area however this is considered as being a positive approach with an aim to enhance the area and contribute towards the reuse and regeneration of existing buildings.

The style and massing of the proposal has been chosen to reflect the original built form which will enhance and add to the architecture of the area with a view to compliment the surroundings.

Although there are a lot of historic buildings around the area and close to the application site, the proposal will not cause any harm to the locality.

In summary, taking this statement into account it has been proved that the site of concern and its surrounding area consists of many different styles of buildings - new, refurbishments and of historic interest and our proposal will not have an adverse effect to the area that is need of a revamp.