

Planning, Design/Access and Heritage Statement

1000-1004, Manchester Rd, Linthwaite, Huddersfield. HD7 5QQ

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Ariel view of 1000-1004, Manchester Rd, Linthwaite, Huddersfield.



Front view of 1000-1004, Manchester Rd, Linthwaite, Huddersfield.



Rear view of existing

Introduction

This Planning, Design/Access and Heritage Statement provides supporting information on the proposed works to 1000-1004, Manchester Rd, Linthwaite, Huddersfield. The information contained in this report aims to explain the significance of the heritage asset, reasoning between the necessary works, details of the proposed works and the impact on the property and the designated Kirklees conservation area, a heritage asset.

This statement has been prepared to satisfy the requirements contained within paragraph 128 of the National Planning Policy Framework (NPPF) and Kirklees Metropolitan Borough Council submission requirements for planning applications.

Proposal

Change of Use of Basement floor to 3no. residential studio flats with their own separate external access, and

Create a new first floor extension over the Cafe to form 1no. residential studio flat.

Planning Context

The application site is situated at 1000-1004, Manchester Rd, Linthwaite, Huddersfield and is in a Linthwaite conservation area of Kirklees Metropolitan Borough Council in the county of West Yorkshire. The property is situated on a main arterial bus route to Huddersfield town, located in the centre of the village where there are many day business to include grocery shops, post office, car garages and evening businesses such as takeaways, restaurants, pubs and clubs for a social and recreational life style.

The building is a large commercial mid-terrace natural sandstone property with a mixture of grey concrete tiles and blue slated pitched roof built in the early 1900's. The accommodation is over 3 floors comprising of shops on the ground floor, residential use on the first floor and ex-warehouse space in the basement. The basement and the first floor accommodation is accessible from the rear via Coldwell Street. The basement is not in use and due to dilapidation is in a state of disrepair.

Justification for proposed works

With residential use of the basement the unused and dilapidated basement will be brought back to life with renovation works and habitable usage as per attached plans. Currently the basement yard is mostly

empty and unused will form an enhanced frontage for the 3 apartments with flower pots, raised beds of planter boxes and additionally for occupant/visitor vehicle parking, if any. Currently the facing and properties and the adjoining properties no. 998, etc are residential so the basements residential usage will enhance and be in line with the residential use of the properties on the street. The current basement facing wall and the unused yard is unsightly and an eyesore for residents of this street, with shutter boxes and other obstructions on the wall; with the planned works the facing wall and the yard will get a new facelift and will enhance the appearance of the building.

Bringing the basement into residential use will eliminate the ongoing crime and loitering of local youth in the evenings and night.

From the main road the single storey Café roof is dilapidated and in a state of disrepair and the proposed first floor extension over the Café will enhance the appearance of and enhance the character of the building. With a single new pitched roof to go over the new extension and the existing rear roof will structural coherence to this side of the property and eliminate the ongoing work of maintaining the valley between the 2 roofs that is always leaking.

The addition of these residential units will be a constructive step towards helping the national shortage of homes as outlined and identified by central government.

Significance of affected fabric

The building on the front and rear face will retain its original appearance and character with the use of natural sandstone walls, stone heads and sills and black guttering to match existing.

Potential heritage benefits of work

To enable the building to have a continued viable use instead of getting dilapidated and eliminate the unsightly look of the rear elevation and yard.

Conclusion

All efforts have been made within this proposal to minimize the impact of the scheme on visual and residential amenity. The proposal will relieve the shortage of accommodation in the area and will enhance the appearance and use of the site adding to the heritage prospective.

With the proposed works on the building, thermal and sound insulation, fire proof barriers and energy efficient features and technology such as energy saving lighting all to current British standards will be in-line with Kirklees council policy, we hope this application is supported.