

Design Access and Heritage Statement:- Full Planning application for Shopfront, Rear Single Storey and conversion of existing offices into 2No. Apartments at 23 Cross Church Street, Huddersfield, West Yorkshire HD1 2PY.

This statement is provided as part of the retrospective application for the above development, in accordance with the validation requirements of the Local Planning Authority.

In accordance with Paragraph 128 of the National Planning Policy Framework (NPPF) (2012) This Heritage Statement seeks to describe the significance of any heritage assets affected by the Planning application. The level of detail provided is proportionate and relevant to the planning application and is considered sufficient to understand the potential impact of the retrospective proposal on nearby heritage assets and their significance.

Grade 2 Listed Building and Background

Number 23 Cross Church Street was first listed on 29 September 1978 under Entry Number 1134309.

The following Features have been listed: Hammer-dressed Stone. Pitched Slate Roof. 3 Storeys, Moulded eaves cornice. Continuous 1st and 2nd floor Sills. Giant Pilasters at either end. 2 ranges of Sash.

Given that the development site is doesn't cause any material harm to the setting of the listed buildings in accordance with Paragraph 128 and 129 of the NPPF.

Huddersfield Town Centre Conservation Area

The development site sits within Character Zone 1 Town Centre Conservation Area. A conservation area is an '*area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance*' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Character Zone 1 is described as being:

“Set on a grid like street pattern, the main streets of this part of the town are grand and open. They were traditionally bustling commercial streets and although they have retained some of this character, redundancy, particularly of upper storeys, is undermining it. The wide streets are lined with ornate three-storey buildings in an eclectic mix of styles, which are situated on irregular plots and front directly onto the street. Regularly spaced chimneys and unusual details, such as the dome of the temperance building, form an important part of the skyline. Some of the buildings have undergone inappropriate intervention, particularly to the shop fronts, distracting from the harmonious appearance of the streets. The smaller back streets are less ornate and have a rougher ‘working nature’.”

The overall aim of the Huddersfield Centre Conservation Area Appraisal management proposals is to preserve and enhance the character of the conservation area. The management proposals are a tool to aid decision making and ensure that all works to buildings, spaces and highways within the conservation area and those affecting its setting make a positive contribution to its character and sense of place.

The Huddersfield Town Centre Conservation Area Appraisal notes on Page 8 that a strength of the Conservation Area is the successful re-use and adaptation of many buildings. Page 9 of the Appraisal also considers that there is opportunity within the Conservation Area to bring vacant and underused buildings back into use.

A key aim of the Conservation Area Management Proposals on Page 57 of the Appraisal confirms that Good quality new development will be promoted through planning policy at both local and national level. High quality new design will be promoted through a close and consistent relationship with the planning process.

The proposal does not materially harm any heritage assets or the Conservation Area and is considered to be in accordance with Paragraphs 128 and 129 of the NPPF and meets the aims and opportunities of the Huddersfield Town Centre Conservation Area Appraisal Management Proposals.

Design Appraisal.

The shopfront has been sympathetically converted in glass and doesn't distract from the main features of the main building.

The Proposed elevations of the building demonstrate that there are no major alterations to the significant features of the building. The change is considered minimal which has been in place for more than 14 years.

Taking all of the above into account, the Planning application causes no material harm to Grade 2 heritage assets or the Conservation Area when viewed with the rest of the street scene. As such, we consider that Planning and Conservation Officers should

offer their support to the retrospective proposals.

Highways

The site is currently accessed by front entrance, located on Cross Church Street. There are no changes to highway or footpath.

Density and Built Form

The existing properties in the area are primarily commercial with residential living accommodations on upper floors. The upper floors have remain unchanged.

Many commercial units have variety of styles which have been changed over the decades. The Street scene has suffered from rough sleepers, broken shop windows and break-ins.

Majority of the shop fronts on adjacent properties have upgraded and only a few with original features remain.

Other Matters

The shop front compliments the existing street scene and doesn't distract from character of the historic grade 2 nature.

Conclusion

It is considered that the proposal will have minimal impact on the local area and is in keeping with the character and appearance of the grade 2 buildings. As a consequence, the Application should be approved.

Thank you.

Eco Architectural Design Services.

