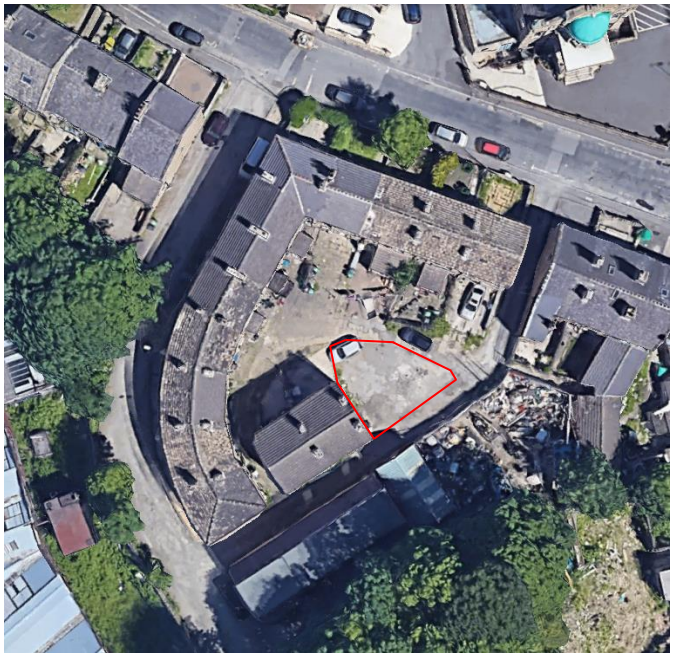
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Design & Access/Heritage Statement

Site Location: Adjacent, 2, Back Beacon Street
Birkby
Huddersfield
West Yorkshire
HD2 2RT

Proposal: Erection of 1No. Dwelling (within a Conversion Area)



On behalf of: Mr. M. Mustafa

Ref: 23-906
Date: October 2023

Introduction

This Design & Access Statement has been prepared to accompany the full planning & conservation area application for the erection of 1No. dwelling (within a conservation area) at the site adjacent to 2, Back Beacon Street, Birkby, Huddersfield, HD2 2RT and should be read in conjunction with the planning drawings and details.

The proposal is subject to a full planning & conservation area 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 Back Beacon Street with access gained from King Cliffe Road, which links with Halifax Old Road and heading south leads to the centre of Huddersfield that is a market town in the Kirklees district of West Yorkshire.

At present the subject site consists of an unoccupied, vacant piece of land that is being used as a 'dumping ground' for rubbish and illegally parked vehicles.

Surrounding the site area consists of a combination of back-to-back and terraced dwellinghouses, built with coursed stonework outerleaf walling and stone slate/concrete roof tile finish. External openings are generally white upvc framed double glazed units which have most likely been replaced over the years. 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 residential dwellings as well as commercial units/ warehousing facing in the west direction.

The dwellings local to the site are primarily stone built as described above. Access to the site is gained via King Cliffe Road that junctions with Beacon Street. The town centre is located within walking distance with good public transport facilities available close-by.

The existing boundary consists of open land adjacent to 2, Back Beacon Street as illustrated on the image below:-



To our understanding historically, the site was occupied by 2No. dwellinghouses addressed No.3 and No.4 Back Beacon Street which were burned-down/demolished some years ago. The applicant has purchased this site for development purposes that is subject to planning and conservation area consent. The site is brownfield and a prime location for development subject to achieving the relevant permission(s).

The site itself to our knowledge falls within the 'Birkby Conservation Area' with Listed Buildings located close to the application site. The nearest Entry Name's being 121, 123 and 125, Halifax Road, Birkby, Huddersfield all registered as 'Grade II' – refer to heritage statement for further details.

Movement and Circulation

The proposed movement is unlikely to increase dramatically due to the development based on the site location. The proposed dwelling will be accessed from King Cliff Road directly or via Beacon Street that is thought to have very little traffic flow and is only used for access purposes for the immediate surrounding dwellings. Turning facilities are considered as being ample based on the road layout with on-site parking for 1No. vehicle and disabled access.

Bin storage area allocated within the site boundaries with collection to be arranged with the local authorities waste collection services.

The proposed dwelling is within walking distance to the local shops and public transport including Huddersfield Town Centre.

The access to the site is to remain as existing and the development works are aimed to improve and enhance the overall site including area matching the existing built form (adjacent dwelling addressed No.2 Back Beacon Street).

Evaluation and Opportunities

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

The scheme as submitted provides a residential use class dwellinghouse based on a similar lapsed planning application.

The proposed dwelling's height and massing has been based on the neighbouring dwelling and the proposal will provide employment opportunities to support the local economy both directly and indirectly.

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

The development makes appropriate use of the site in a predominately residential use class area. Continuing to take advantage of the location and also achieving a useable development. The proposal will improve the site area that is currently an eyesore in its derelict state.

Design Proposal
The following points have been considered:-

The site comprises of land which is 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 properties are very much residential use hence the inclusion of a residential development is considered to fit in well.

The site layout has largely been dedicated to physically relate to the existing built form and neighbouring properties, 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 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 walling to match existing with concrete tile finish to the roof again matching the adjacent dwelling.

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 properties in both style and material selection. The main element of the overall appearance is as listed below –

External Walls – Coursed stonework (matching existing).
Roof – Concrete tile finish.
Windows – Upvc framed double glazed units.
Doors – Upvc framed doorset.
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 properties and the character of the locality giving the area an uplift.

Access
Access to the site is from Back Beacon Street which is located in Birkby, Huddersfield. The local public transport facilities are within walking distance 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. 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 if considered necessary by the Local Authority Planning Department.

Heritage Statement

The proposal consists of the erection of 1No. dwelling – two storey, 3 bedroom built to be in keeping with the adjacent property and all in compliance with the current planning and building regulations. Material choice to match existing surroundings and as described above.

Historically, this site was developed and to our knowledge originally occupied by two houses.

The site falls within the Kirklees Council - Birkby Conservation Area and consists of no listed buildings. There are Listed Buildings located close by with the nearest Entry Name's being 121,123 and 125, Halifax Road all being grade II listed.

Further information and details of the conversation area maps including appraisal is available on Kirklees Council website https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/conservation-area-maps.aspx

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: 121, Halifax Road Grade: II

Name: 123, Halifax Road Grade: II

Name: 125, Halifax Road 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 an existing site.

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

Although there are historic buildings close-by, 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 mainly residential dwellings and buildings of historic interest - our proposal will not have an adverse effect to the area that is need of a revamp.