

The Principal

Northgate

Dewsbury

WF13 1DT

Design and Access Statement

Dewsbury Revival Grant Scheme

December 2023

Document Control

Document Name 024 RP Design and Access Statement

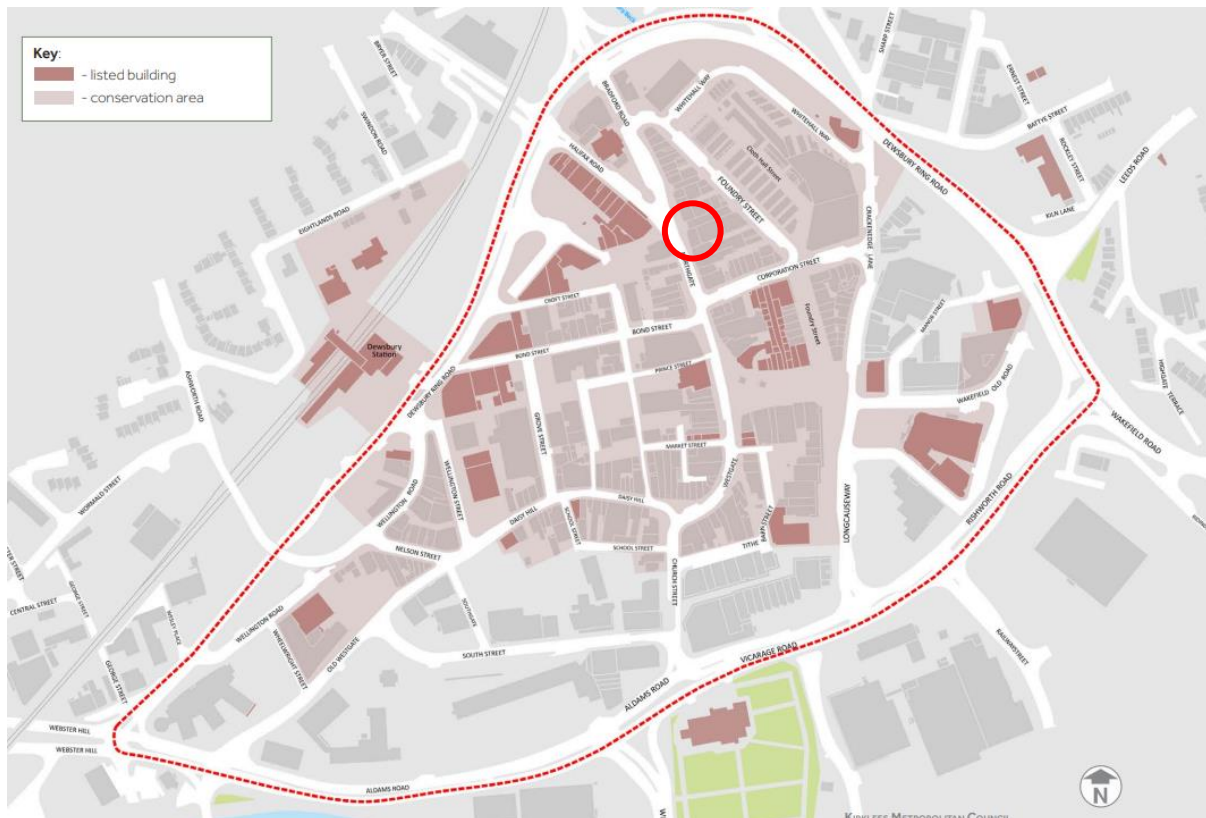
Revision	Author	Robin Parker	
Status		Date	Checked by:
A	S2	December 2023	DD

Contents

- 1 Introduction**
- 2 Design Considerations**
 - 2.1 Physical Assessment
 - 2.2 Social Assessment
 - 2.3 Economic Assessment
 - 2.4 Planning Policy
 - 2.5 Evaluation
- 3 Design**
 - 3.1 Proposed Use
 - 3.2 Amount
 - 3.3 Layout
 - 3.4 Scale
 - 3.5 Landscaping
 - 3.6 Appearance
- 4 Access**
- 5 Photographs**
- 6 Proposed Drawings**

1 Introduction

This statement has been prepared in support of a planning application for the redevelopment of ground floors for retail, specifically the renewal of the shopfronts, and redevelopment of the upper floors for residential and office use at the former pub 'The Principal' on Northgate, (16 – 22 Northgate and 9 Kingsway Dewsbury, as part of the Dewsbury Revival Grant Scheme. Application reference 2021/62/92360/E established the principal for the change of use of the ground floor to provide 3no. retail units and 2no. store areas.

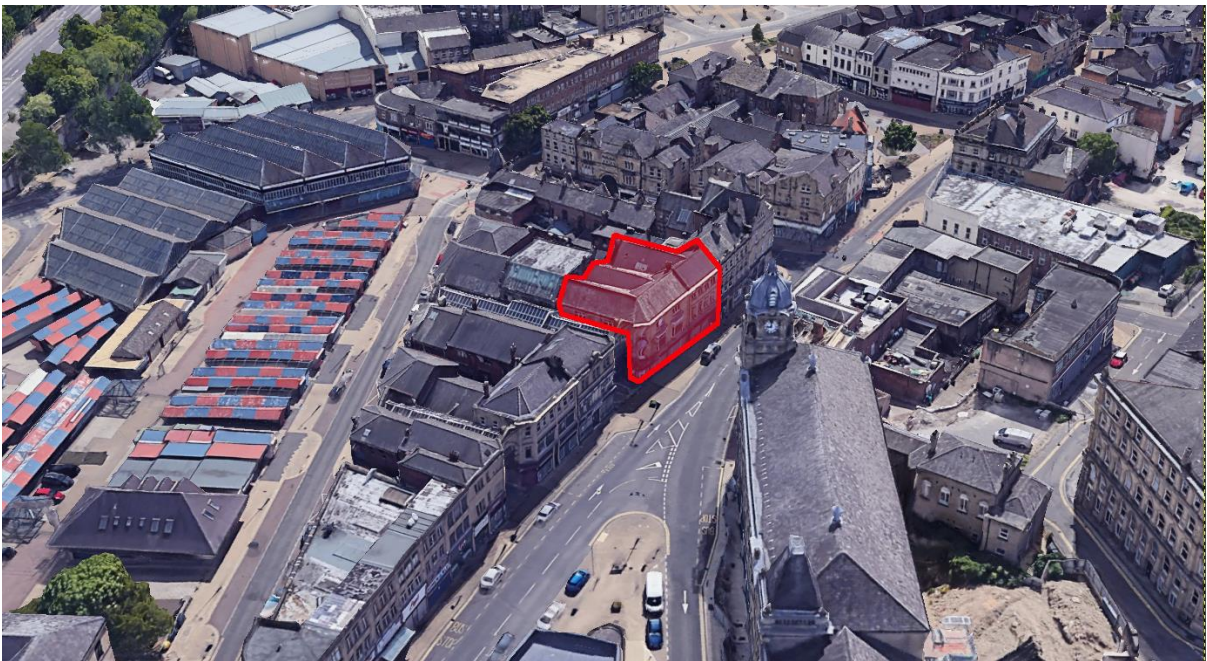
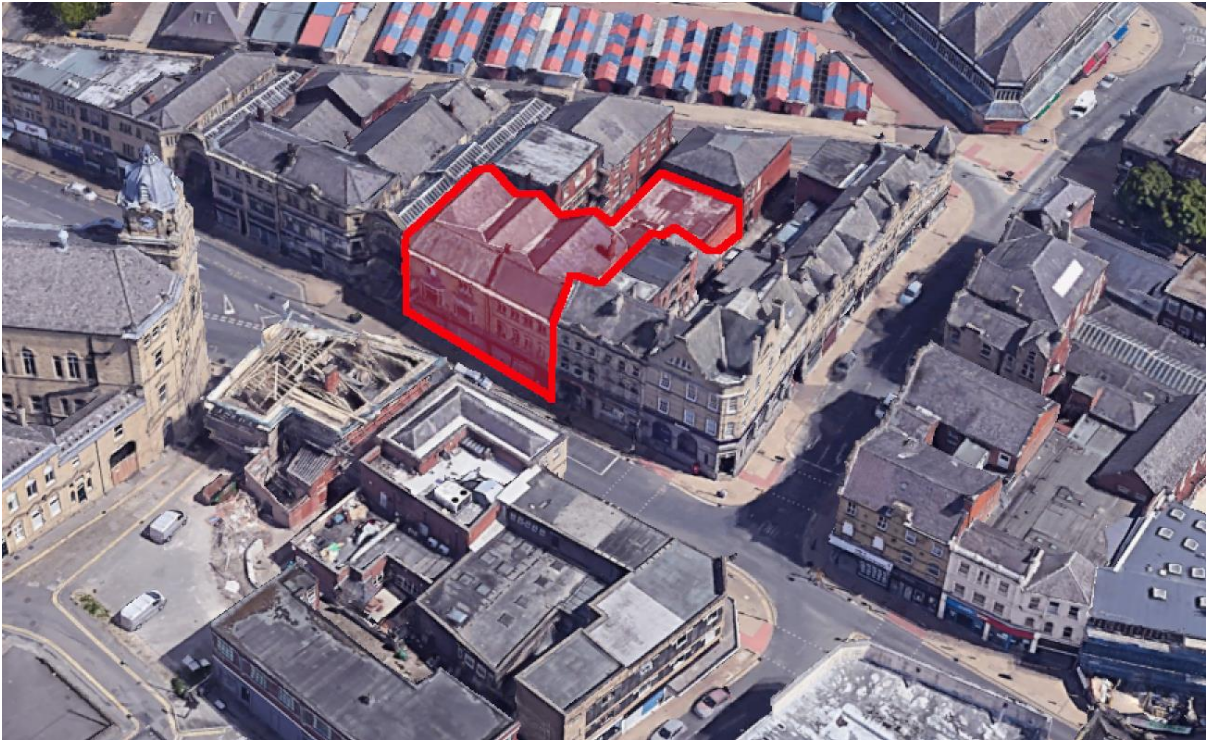


1.1 Site Location

The former Principal public house is located on the corner of Northgate and Kingsway Arcade. The frontage to Northgate is prominent. Kingsway Arcade forms a link between Northgate and the Dewsbury Market.

The site benefits from excellent connectivity with bus routes on Northgate, and being within walking distance of Dewsbury train station. Both Leeds and Huddersfield are approximately a 10 minute journey.

All the facilities and amenities are within walking distance, including restaurants, shops and parking.



1.2 Existing Building

The existing building was built around the 1930's. The building has still maintained its original integrity. The present shop front is not sympathetic to the character of the area. The existing façade pillars have been covered up by shop front timber pilasters. There are two entrances to the ground floor, one from the Kingsway arcade, which has a step in and one from Northgate, which has a level threshold. An extra entrance on the Northgate side leads to the upper floors. The building has been vacant for many years and is showing signs of dilapidation. It is a prominent corner building located

on the corner of Kingsway Arcade and Northgate within the Dewsbury Conservation area, which is subdivided into characters zones. The building lies within the Northgate Character zone. The building shares the street scene with the Grade II, Former Co- Operative Society Building (Pioneer House) and the former Salem Methodist Church (Madni Mosque).

The building has a stone façade, with stone façade pillars on the Northgate elevation, separating the original shops. The stone projecting eaves have stone block modillions under, showing a defined eaves feature. A prominent feature of the building is the balcony, with Juliet railing on the corner at first floor level. The Bay windows on the first floor levels provides a unique feature of the building. The corner location of the building provides a significant historical/ architectural significance within the street scene of Northgate/Kingsway Arcade.

2 Design Considerations

2.1 Physical Assessment

The proposal seeks to redevelop the former pub 'The Principal' 12 – 20 Northgate, Dewsbury, as part of the Dewsbury Revival Grant Scheme. This property is listed as a 'reserve project'. The proposal is to provide three retail units on the ground floor, with two work units and 6 residential units on the upper floors.

Dewsbury is a long-established town centre with a mix of retail, commercial and market facilities. Dewsbury is situated between a number of larger towns and cities. Leeds and Bradford lie eight miles to the north, Huddersfield a similar distance to the southwest, and Wakefield six miles to the east.

The site falls within the Dewsbury town centre 'Conservation Area' as designated by the Kirklees unitary development plan.

The building is currently empty. The previous use for much of accommodation was a public house.

The property forms a prominent corner between Northgate and Kingsway Arcade, which provides a connection to Dewsbury Market. The adjoining property to the south along Northgate is the currently vacant and was a branch of Santander bank.

There are two former entrances to the pub on Northgate and Kingsway Arcade. There is a separate access to the upper floors on Northgate.

There are access and fire escapes to the rear of the property accessed from Foundry Street.

The existing property has good access to local services and facilities, being sited in a central location within the town centre and defined shopping/ market area.

The built fabric of Northgate has remained largely intact with the integrity of the street frontage being retained, even though the current shop fronts are less subtle than the original.

The upper external walls to Northgate are Ashlar stone. The rear elevations are brick built. The roof is a hipped pitched roof finished with natural slate. The building has stone window surrounds, with a stone cornice and corbels at roof level.

Along the Kingsway Arcade there are stone corbels supporting the glazed roofing structure, with larger stone corbels supporting arched stone entrances to the arcade.

Northgate falls very gently from north to south. The Kingsway Arcade falls from west to east towards the market.

Windows and doors to all elevations are in need of assessment to identify repair works and improvement including acoustic work for the proposed changes of use. The existing shopfronts are in a poor state of decay and rainwater goods, including gutters & downpipes, are to be replaced or repaired.

2.2 Social Assessment

The Northgate buildings and arcades are sandwiched between Pioneer House and the market, therefore are viewed by most visitors to the town centre. The shopfronts and building fabric will be developed and restored in a manner that respects its architectural history and improve the image of Dewsbury.

The upper floor apartments will provide high quality town centre living accommodation with good access to local shops, facilities, and transport links. It is also proposed to provide work units providing easily accessed office space close to local commerce and transport links.

2.3 Economic Assessment

The refurbishment of the building will improve the image of the streetscape and be a catalyst to more retail units within the Northgate buildings. This will hopefully increase retail occupancy levels in the area, encourage more shoppers to visit Dewsbury town centre and increase the economic wealth being spent in the area.

The redevelopment of the building will diversify how the building is used and what it can offer to the town centre. This grand building was formerly solely used as a public house. The proposals will introduce a mix of uses introducing a vibrant mix of retail, residential and rentable office spaces.

The introduction of the upper floor apartments utilises the building to its full potential and provides both 1- and 2-bedroom accommodation in a prime town centre location.

2.4 Planning Policy

The proposed works including new shop fronts have been designed to enhance the character of the area, referencing other similar recent developments in the area. Local policies associated with the Kirklees Local Plan have been considered during the development of this scheme. Key sections of Local Plan policies relevant to this scheme have been referenced below.

LP13 Town Centre Uses

Centres shall provide a mix of uses to serve the local community, businesses and visitors to the district. The uses shall complement each another whilst retaining a strong retail core. Centres in Kirklees shall aim to provide a range of uses to support the daytime and evening economy.

LP15 Residential use in town centres

Proposals for residential uses (including student accommodation) within the defined town centres as set out on the Policies Map will be supported subject to:

- a. the protection of primary shopping areas, primary and secondary shopping frontages, and space for other main town centre uses within the defined centre. Residential proposals in these areas shall normally only be permitted on upper floors, and shall not prejudice existing established uses;*
- b. the protection of the character of the centre, and the local street scene. Proposals should retain and enhance the design and heritage features of buildings.*

LP16 Food and drink uses and the evening economy.

Proposals for food and drink, licensed entertainment uses and associated proposals will be supported, provided they are located within a defined centre, and subject to: ensuring the concentration of food and drink and licensed entertainment uses are not located in a particular centre or part of a centre,

where they would result in harm to the character, function, vitality and viability of the centre, either individually or cumulatively.

The development principle for the ground floor has been established by planning permission reference 2021/62/92360/E.

LP18 Dewsbury Town Centre

Dewsbury Town Centre will be a place of vibrancy, vitality and diversity, with a mix of uses to attract visitors and provide new space for town centre living. The town centre will form the focus for retail provision for the north of the district, supported by other main town centres uses. Proposals within the town centre will be supported where they:

- a. preserve and enhance the strengths and connections to Dewsbury Market;*
- b. preserve and enhance the towns' cultural and architectural heritage and open spaces, and connections to them;*
- c. provide a safe welcoming inclusive destination for the district's residents of all ages to visit throughout the day from morning into the evening;*
- d. provide space for town centre residential living;*
- e. provide opportunities for larger scale individual retail floor plates;*
- g. provide space for a range of businesses from small scale start-ups to larger multinational corporations*
- h. create opportunities for the economic development and expansion of the town and the district;*
- i. retain and regenerate key historic features of the town centre such as pedestrian arcades, yards and historic listed buildings;*

LP24 Design

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*

LP25 Advertisements and shopfronts

Proposals for the alteration of existing shop fronts or installation of new shop fronts and display of advertisements on a Listed Building or within a Conservation Area should preserve or enhance the character and appearance of the building, the area in which it is located and any features of architectural or historical interest. Existing traditional shop fronts shall be retained and restored unless exceptional circumstances apply. Proposals for new shop fronts and advertisements must be of a high standard of design and be appropriate in style, scale and materials to the building and its setting.

Whilst preparing the proposal we have worked closely with the Dewsbury Design Guide to ensure the proposal is consistent with the historic design of the area and the redevelopment of similar local buildings. We have worked with the local council and have taken on board comments for the conservation team.

2.5 Evaluation

This application is submitted on behalf of our client who is a well-known local businessman. The application is for a full planning consent in the Conservation area for the change of use of the upper

floors, and the reconstruction of the shopfronts. The principle for the use of the ground floor as already mentioned, has been established by planning permission reference 2021/62/92360/E.

The proposed use of the whole building will introduce diverse uses which are appropriate and will provide benefit to the town centre and surrounding buildings.

The reinstated shop fronts will provide a more appropriate appearance in keeping with other shopfront redevelopments in the Conservation Area. Guidance in the Dewsbury Design Guide has been used as a reference to ensure the proposal respects the character of Dewsbury.

In accordance with the Kirklees Local Plan the proposal will repurpose the building ensuring a continued appropriate use whilst enhancing and preserving the architectural merits of a key area in the Conservation Area.

We hope that through this statement, the drawings and our efforts to satisfy all the issues brought to our attention, Kirklees will recognise that both Sadler Brown and our client are capable of developing the property in a sensitive manner.

3 Design

3.1 Proposed Use

The existing building was formerly a public house, use class A4. Conditional approval was granted for a change of use of the ground floor to provide three commercial units and two storage units. See application reference 2021/62/92360/E.

Condition 3 of this application states;

Notwithstanding the approved plans, this permission relates only to the change of use to 3 commercial uses; a coffee outlet, restaurant and takeaway and 2 no. storage units and does not permit any external alterations as shown on 'proposed ground floor conversion plan' reference 2/A dated 05/05/21. All external alterations and works will be subject to a further planning application.

The proposal seeks to gain a change of use to convert the upper floors to provide a mixture of residential accommodation and office work units. This will comprise 2no. 2 bed apartments, 4no. 1 bed apartments, and 2no. office spaces. It also describes the external alterations works.

The office units will be accessed from new entrance on Kingsway Arcade. The residential accommodation will be accessed from the existing entrance on Northgate.

3.2 Amount

The development has been considered in context of the existing density and built environment locally and is considered to be compatible with these factors.

The following additional accommodation to application 2021/62/92360/E is proposed;

Unit D	Office	76.3sq.m
Unit E	Office	88.3sq.m
Total		164.6sq.m

Unit 1	Flat	1b1p	45.5sq.m
Unit 2	Flat	2b3p	78.6sq.m
Unit 3	Flat	1b1p	40.6sq.m
Unit 4	Flat	1b1p	41.9sq.m
Unit 5	Flat	2b3p	79.7sq.m
Unit 6	Flat	1b2p	55.7sq.m
Total			342.0sq.m

All proposed flats have been designed to comply with Technical Housing Standards – Nationally Described Space Standard.

3.3 Layout

The building has been surveyed and the existing plans submitted as part of this application.

It is considered that the proposal will be a positive contribution to the character of the area.

The redesign of the shopfronts is intended to reinstate the architectural quality of the original building.

3.4 Scale

There is no alteration to the scale of the building being redeveloped. There is a reduction in the size of shop signage, ensuring that the proposals are more in keeping with the Dewsbury Design Guide, emulating traditional shop front designs and creating a much-improved visual appeal.

3.5 Landscaping

There is no landscaping work proposed.

3.6 Appearance

The new shop front is to be of a traditional design, with feature stone pilasters to match existing details. The display windows are designed to complement the adjoining premises and street scene, the proportions of the new signage and glazing are designed to match that of recently refurbished buildings including Imson's on Queensway Arcade and 28 – 30 Northgate.

The timber stall risers will be replaced with stone. Stone pilasters will be reintroduced.

The shopfront frames are to be constructed from hardwood 'Sapele' timber and will use original mouldings to ensure authenticity.

The colour and font types are to be approved by planning department. Generally this will comply to Kirklees Unitary Development plan policies BE16, BE17 & BE20.

The doors will be of design and construction to enhance the character of the building and the character of the area. There will be level thresholds at each entrance should this be possible.

Upper floor windows will be replaced with timber windows formatted and painted to match the existing. These will be double glazed to provide the required acoustic and thermal performance.

The proposal, by its use of traditional materials and design is considered to be a positive enhancement both of the building and the conservation area. This is emphasised by the restoration of the original fascia, specific decorative features on mullion, transom & sill junctions.

4 Access

It is in our professional opinion that the nature of the layout provides practical access to and throughout the development.

The existing building already has good access to other local services and facilities, being sited in a central location within the town centre and defined shopping/ market area.

It should be possible to provide level access to retail unit A along Northgate. Due to existing internal and external floor levels to Kingsway Arcade it is not possible to create a level access without external ramps which would not be in keeping with the Victorian arcade.

Entrances:

New entrance to Unit A

Due to the existing floor level and the external level to Kingsway Arcade a level access cannot be provided. A temporary ramp will be made available to allow wheelchair access.

New entrance to upper floor offices

Due to the existing floor level and the external level to Kingsway Arcade a level access cannot be provided. A temporary ramp will be made available to allow wheelchair access.

New entrance to Unit B

Level access will be provided.

New entrance to Unit A

Due to the existing floor level and the external level to Northgate a level access cannot be provided. A temporary ramp will be made available to allow wheelchair access.

Existing entrance to upper floor flats

Due to the existing floor level and the external level to Northgate a level access cannot be provided. A temporary ramp will be made available to allow wheelchair access.

As part of our design, we have considered the Equalities Act and in order to provide access for wheelchair users, a temporary ramp which will be stored internally adjacent to the shop entrance to allow a rapid deployment should the need arise.

We are aware of the requirements under Approved Document M of the building regulations and as such, all designs shall conform to the requirements of Approved Document M, where the requirement exists.

Service access to the retail units and stores will be via the courtyard accessed from Foundry Street. This will also provide bin and cycle. Vehicle access to the courtyard will be restricted by a raise and fall bollard.

5 Photographs



Figure 1- Historic image of shopfronts from Northgate



Figure 2- Existing shopfronts to Northgate



Figure 3 – Existing shopfront to Northgate from the north



Figure 4 – Existing shopfront to Northgate from the south



Figure 5 – Existing shopfront to Northgate/Kingsway Arcade looking towards the market place



Figure 6 – Existing shopfront to Northgate/Kingsway Arcade looking towards the market place

6 Proposed Drawings

Ground floor plan – drawing 024(PL)010



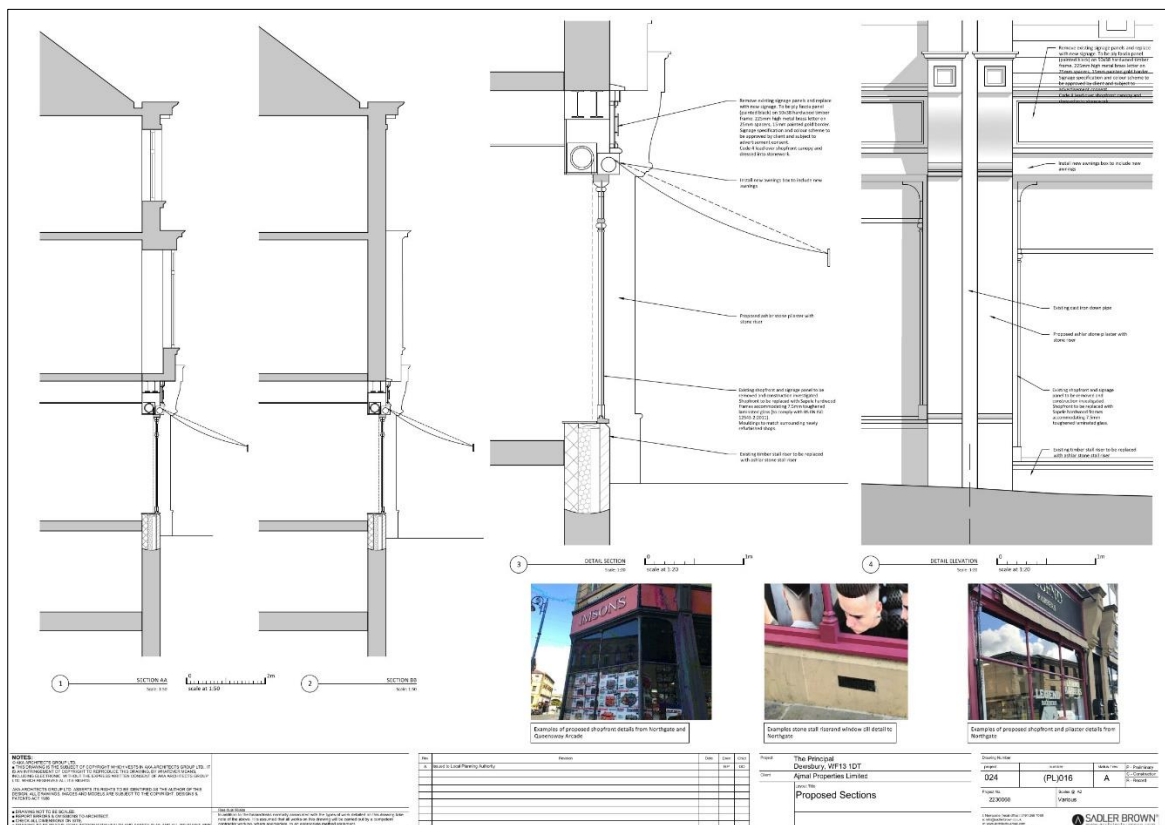
First floor plan – drawing 024(PL)011



Second floor plan— drawing 024(PL)012



Elevation Detail— drawing 024(PL)016



Elevation— drawing 024(PL)019

