

INTRODUCTION

This Heritage Statement has been prepared to support a planning application for the change of use and external alterations to the unit at 43 Daisy Hill, Dewsbury.

HERITAGE STATUS

The site falls within Dewsbury Conservation Area, which comprises the historic core of the town. Kirklees Council have published a Dewsbury Conservation Area Appraisal that explains that the town comprises predominantly 19th century buildings, and in general those that have been replaced retain much of the spirit and essence of the town's inherent character.

The Conservation Area Appraisal explains that there are distinct character areas within the town, which sub-divide the town centre into separate zones, each with their own individual characteristics. The document identifies five-character areas, with the application site falling within a character area identified as the 'Westgate/Daisy Hill Character Area'.

The Conservation Area Appraisal explains that "In comparison to the, typically, three storey scale of buildings around the Market Place and Northgate, Daisy Hill is largely made up of two storey, and compact three storey, buildings. Together with the finer grain of the narrow street and the gentle curve as it rises the hill, this creates a more informal and intimate - 2 – character, in comparison with the grandeur of the Market Place and the Town Hall or the planned formality of the grid layout of Bond Street and Croft Street. This characteristic is accentuated by the greater variety of building heights, materials, and details. Stone and render are mixed together to form a less consistent elevational treatment than is found in the conservation area as whole."

The appraisal identifies inappropriate shop fronts and signage as a weakness to the conservation area as well as the general lack of maintenance and care for historic detail created by economic difficulties in the area.

The conservation area appraisal then identifies positive issues and assets which includes historic architectural detailing, focussing on local ashlar stone on buildings throughout the Conservation Area that is regularly enlivened by the fine stone detailing that frequently uses Classical and Italianate designs.

The appraisal then identifies the numerous unused and derelict buildings as a negative issue and problem, explaining that "Throughout the Conservation Area empty and derelict buildings detract from the visual qualities of the heritage environment and discourage new investment. Economic changes are needed to assist and encourage reuse before serious damage results in loss of historic townscapes."

IMPACT ON HERITAGE ASSETT

The application relates to a two-storey, terraced property located within Dewsbury Town Centre. The property also benefits. The property is faced in render and has a classical shop frontage window with door at the ground floor level to the centre and a separate door for the flat above to the left due to the established/previous commercial/services use of the premises. The site is set within the Dewsbury Town Centre Conservation Area whereby the surrounding uses have been predominantly commercial.

43 Daisy Hill,
Dewsbury,
WF13 1LH

Design & Access / Heritage Statement

The proposed development seeks to change the building from commercial business use to residential use.

The shopfront has been 'filled in' with render finish on blockwork. The proposed development at 43 Daisy Hill will look like no45 and 45a Daisy Hill in that the signage tray and shutter will both be removed.

The economic decline of the area means that the town is unable to support such a large retail core and the Council should be looking to manage the decline of the retail core, promoting other uses that maintain and stimulate the vitality and vibrancy of the town centre. In this case the proposed development replaces a unit that has been vacant for years, with little sign of being used for retail use. The proposed residential use brings people to the town centre, which improves footfall in the town centre, which has a positive impact on the vitality and viability of the centre.

Whilst considering the previous use of the building with the unsuitable fascia sign, we believe the proposed development brings no harm to the character of the conservation area. Notwithstanding the above, the public benefits of ensuring the long-term maintenance of the building, and a use that will positively contribute to the vitality and viability of the town centre, outweigh any perceived harm to the character of the conservation area.

CONCLUSION

The proposals will see the redevelopment and re-use of a building that has been vacant for over years. The development has been sympathetically designed, to ensure the original characteristics of the building are retained, ensuring that the development will not impact upon the character of the conservation area. The proposed development will bring about public benefits that should outweigh any perceived harm to the character of the area.