

# vDESIGN, HERITAGE and ACCESS STATEMENT

## Proposed Refurbishment and Extension of Shop and Living Accommodation to form 3no Apartments

At

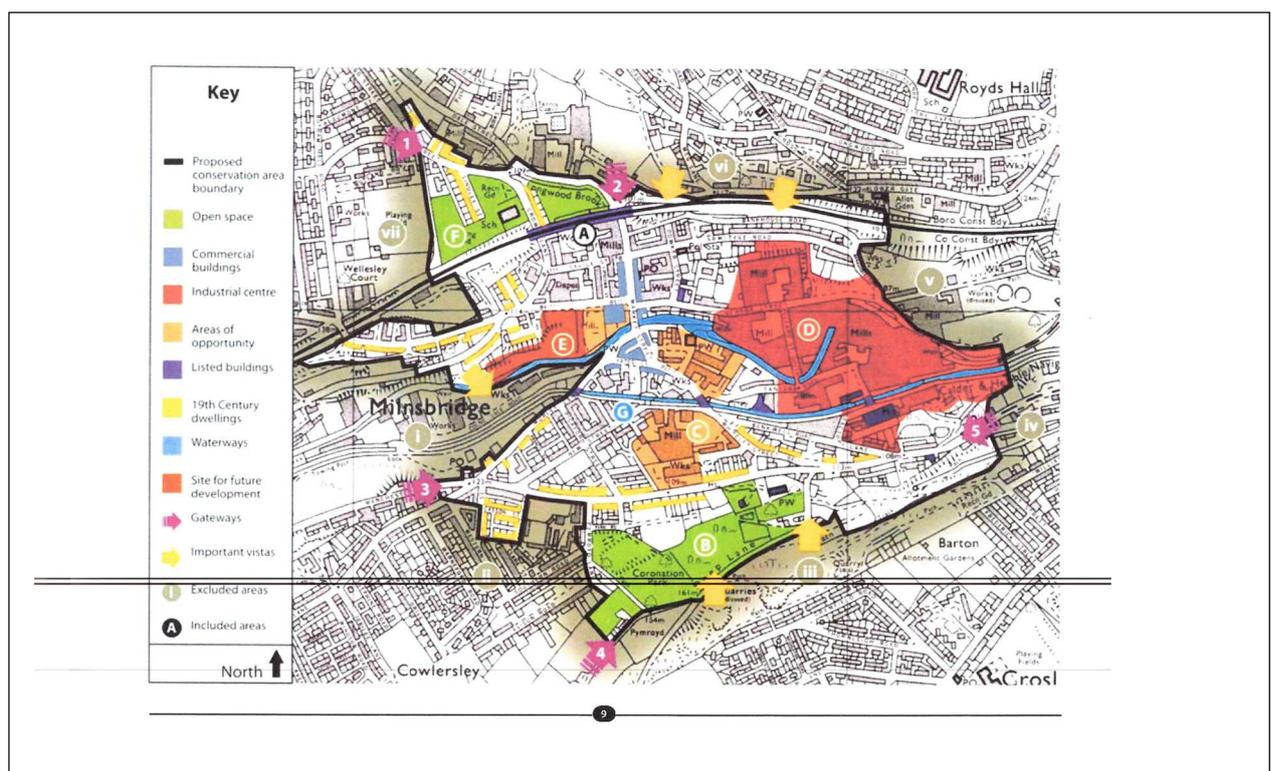
63 Market Street,  
Milnsbridge,  
Huddersfield  
HD3 4HZ

### The Existing Site

#### DESCRIPTION OF THE PROPERTY

The property presently comprises a very large mid-terraced shop unit, now a Dispensing Chemist's with accommodation above, presently used as storage.

It is estimated that the building is about 100 years old. Situated on Market Street it is in the centre of the Milnsbridge Conservation Area. Map below from KMC



However along Market Street are mainly commercial buildings and comprise shops with accommodation above. These are mentioned briefly in the Kirklees appraisal and are of limited architectural value.

The shops along Market Street comprise a mixed use and include an Opticians, a dispensing Chemist, Upholstery shop and a mini Market. Opposite is the Post Office and a Fish And Chip shop.

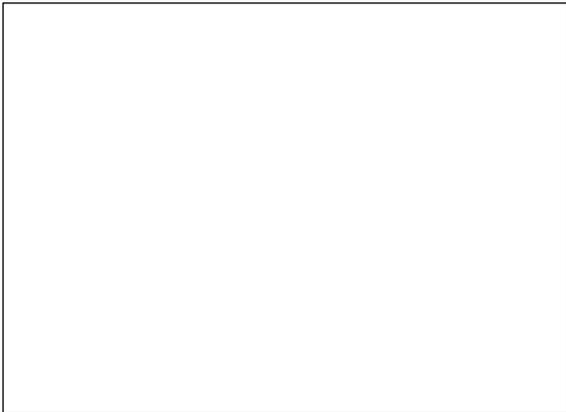
Prospect Mill at the head of Market Street, is an imposing 19th century mill. It is an important feature of Milnsbridge and historically was a source of great employment.

The mill has been recently converted into residential accommodation and on the opposite corner of Saville Street is the Masonic Lodge and then the shop units down to the traffic lights with the Aldi Supermarket.

Although unlisted, the mill is arguably as important to the vista and panorama of Milnsbridge as the Grade 2 listed railway viaduct further up the main road.

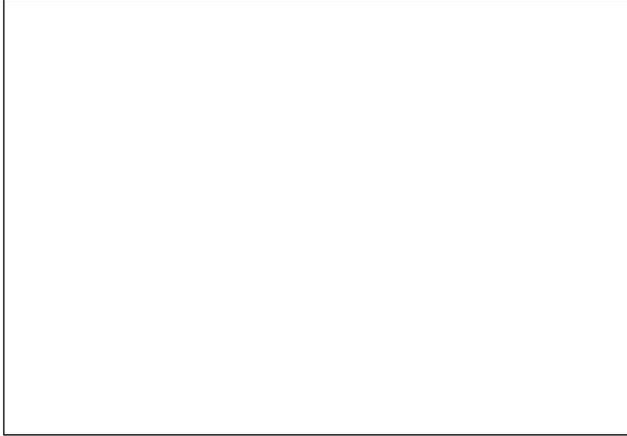
The railway viaduct was constructed in the 1840's from stone. The viaduct dominates Milnsbridge and is a joyous representation of the economic and cultural heritage of the area. The stone, due to weathering, has darkened over time adding extra drama and character to the structure.

The buildings along Market Street are also of stone but of a cleaner appearance and the property concerned is central in the picture below. It is situated between two slightly larger gable fronted properties.



The property has an Oriel Bay window at first floor, a feature along this side of Market Street.

The rear of the buildings are very similar along the back street and all are converted to provide access to accommodation above the shops.



The rear of the building is shown above

Certain additions and alterations have been carried out during the years and parts of these buildings are in a poor state of repair. Mainly due to the fact that the single storey extension shown are of single coursed stone.

This part of the property is used as the dispensary and storage and provides access to the first floor accommodation via a dog-leg stairs. This is also now used for storage.

A second straight flight provides access to the large attic.

The building is generally in a good condition.

## ACCESS

The present access to the property is from the rear service road to a slightly sloping tarmacked parking area.

There is presently room for about 5 cars on the side belonging to Well Chemists.

## The Proposals

### THE SCHEME

The scheme comprises the conversion, refurbishment and extension of the property to provide improved facilities for the Chemist's shop and a total of 3no apartments above. (Two additional units). A new toilet is to be provided for the Chemist's.

The lean-to buildings are to be lined with a new timber structure to both improve the insulation and strength and also to support new floors and the small extension above to increase the size of the new room above.

This extension above will also feature a new window and a level floor with the remaining accommodation.

A new access is proposed from a secure area at ground floor to a steel staircase providing a new entrance as indicated and similar to those adjacent.

The entrance leads to a short passageway and entrances to both apartments and the staircase to the top apartment.

The entrance to flat no 1 leads into a large Living Room/Kitchen with a Shower Room to the side and a Bedroom (above the lean-to).

The entrance to flat no 2 leads into a large Living Room/Kitchen with a Shower Room to the side and a Bedroom. This apartment has an existing window to the Bedroom and a refurbished Oriel window to the Living space.

The dog-leg stairs lead up to the attic now converted into flat no 3 which leads into a large Living Room/Kitchen with En-suite off and a Bedroom. The bedroom has a concealed emergency exit leading to the stairs lobby.

The attic also has a number of new Conservation style roof windows at a lower level to provide views and additional light into the apartment. The existing gable side windows will also be enlarged/replaced.

Partitions are shown with sound insulation between apartments and existing front and rear walls will be insulated for heat loss.

Windows will be repaired or replaced to match in timber and painted white and this includes the Oriel window.

The structure will be checked during refurbishments and the roof and flashings repaired as necessary.

## ENERGY CONSERVATION

Solar panels are to be provided on the rear elevation in the future and following the refurbishments

The refurbishments are also to include high levels of insulation up to current new build requirements and modern double glazing.

## DRAINAGE

Foul drainage exists at the rear of the property and new connections are to be made to the present layout.

Rainwater is unaffected and the new extension roof will use the same r.w.p's.

## PARKING

Parking is unaffected.

## CONCLUSIONS

The building and the project in general will be in keeping with the present area of Milnsbridge. The street scene will be unaffected and enhanced by the repair of the front elevation, particularly the windows.

At the rear the building the alterations will enhance the appearance generally whilst retaining the basic character of the area.

The building will now be refurbished for the future and provide three new high standard apartments.