

ORANGE DESIGN STUDIO.

THE RESIDENTIAL SPECIALISTS

DESIGN PACK
DEWSBURY LIBRARY

WE DESIGN.

WE MANAGE.

WE BUILD.

ORANGE DESIGN STUDIO.

a taste of ORANGE.

Orange is a young, visionary and award winning architectural design studio. Which is based on the high street of Mirfield, in the heart of Yorkshire. The practice was formed in 2012.

Lead by designer, Jake Hinchliffe, The practice has built it's reputation on engaging with clients briefs and turning their thoughts into amazing, well crafted, homes and spaces.

They have built a commercial reputation amongst many professionals in the construction industry for delivering technically challenging projects, in some cases making the impossible, possible.

Orange have a real passion for working alongside likeminded clients on residential projects to create fantastic homes and spaces for people to reside and enjoy.

From their creative design studio, Orange has full capabilities for handling projects of different sizes, ranging from bespoke home extensions, bespoke residential commissions, and creative housing developments.

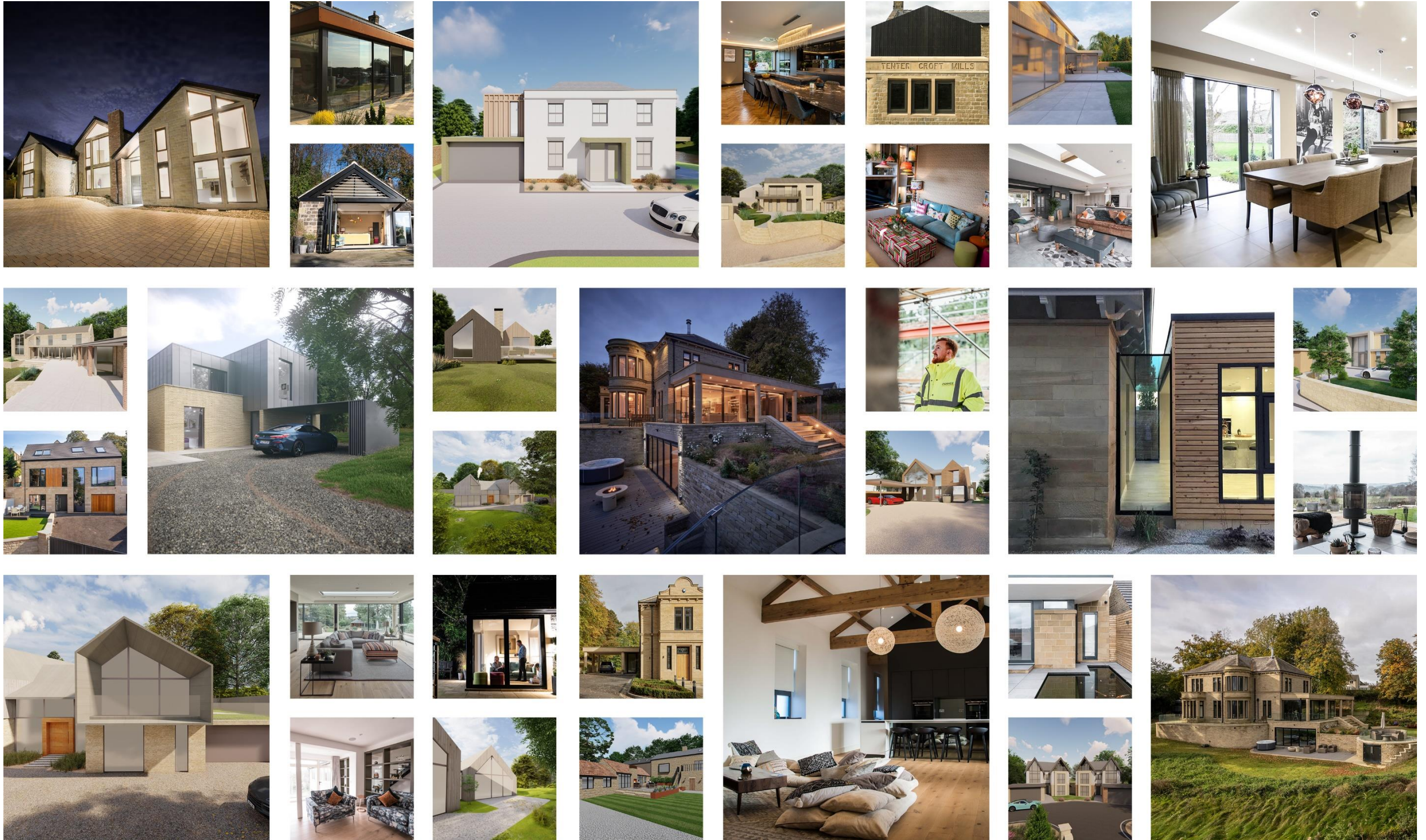
The studio environment has an open company culture with a focus on client service and teamwork.



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INTRODUCTION.



This document has been prepared to assist discussions with LPA for the proposed development of a sympathetic high-quality conversion of the old Dewsbury Library into a series of 1 & 2 Bed Apartments. This statement has been prepared using a combination of site information and Kirklees Council planning policy information.

This document aims to identify and examine the context of the site, its feasibility with regards to the building and site.

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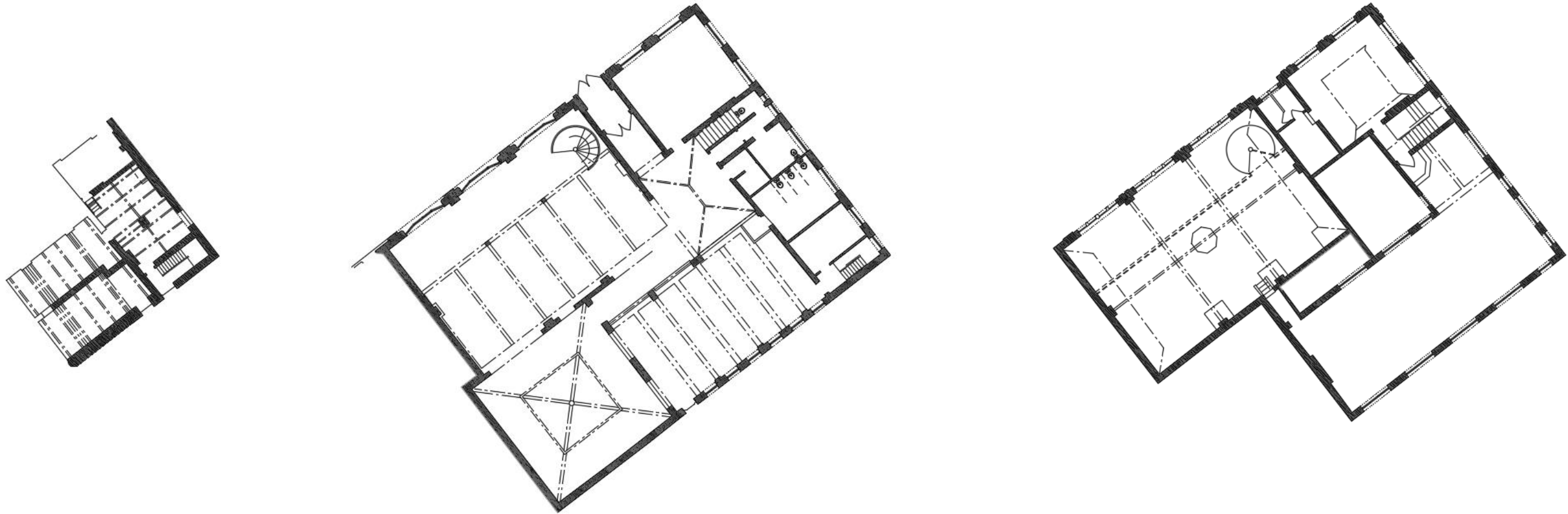


SITE.



The primary site access is from Wellington Road with secondary access to the rear from Old Westgate.
The property is a stone build with Slate tiles.
The site is adjacent to further derelict buildings with commercial properties to the north east and south of the building with a health car centre further along Wellington Road with public parking directly opposite the front elevations to the north

EXISTING.



The floor plans above show the existing general arrangement of the Library building.

The lower ground floor has a series of storage rooms with area to the rear currently flooded due to the years of neglect.

The ground floor is largely open plan with three large areas. There are a series of smaller rooms along the north eastern side of the property accommodating toilets and service areas. These areas are suffering enormously with damp, mould and structural decay due to years of being open to the elements through broken windows which are now boarded up.

The first floor accommodates a mezzanine space to the front of the building with large open hall to the rear that benefits from a children's mural.

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PROJECT BRIEF.

Orange Design Studio were commissioned by our client. The brief was to create a development that would achieve the following;

- Create a sympathetic and much needed refurbishment and conversion of the existing building
 - Provide ease of access throughout the dwelling and site
- Transform a town centre derelict building into a sustainable accommodation building
 - Provide a high quality planning and design pack to support the proposals

The purpose of this pre-application pack is to provide a clear and logical document that can inform the pre-application consultation process in relation to current and relevant policy. The statement acts as a supporting document for the proposed works to assist in determining an appropriate level of development for the site.

The presentation responds to the requirements of the town and country planning order 2015. It explains the design principles and concepts that have been applied to the proposals as well as the way in which access issues have been considered and addressed.

The aim of the pre-app and redesign is to work with Kirklees Council's planning department to create a scheme that is viable and worth developing whilst creating a series of well designed apartments.

HERITAGE LISTING ENTRY.

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1323735

Date first listed:

01-Apr-1998

List Entry Name:

Dewsbury Library

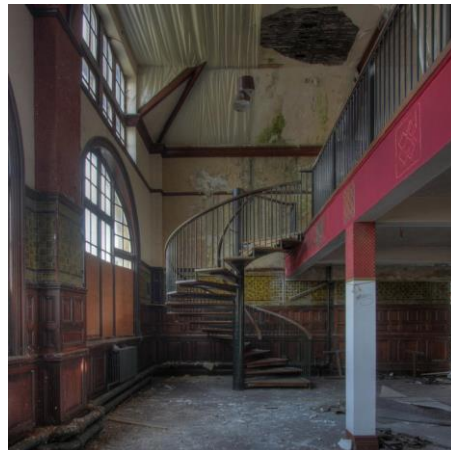
Statutory Address 1:

Dewsbury Library, Wellington Road, Dewsbury

Public Library. 1894-96, altered 1931 and 1967. Designed by G E T Lawrence. Rock-faced stone with ashlar dressings. Hipped slate roofs with single octagonal cupola. Chamfered ashlar plinth. Two storey. Main, north-west front has off-centre doorway with moulded ashlar door surround topped with open segmental pediment with panel between inscribed FREE LIBRARY topped with another small pediment. Above two small windows. The entrance has iron gates and a triple overlight with glazing bars. To left three large round headed windows in moulded ashlar-surrounds with raised pilasters between. Above four small central windows flanked by large curved gables each with four-light mullion and transom windows topped with flat moulded hood, above in each gable an ornate crest. Beyond to right a single door and above a small circular turret with a blind round window and carved panel band above. To left two tall cross casement windows with paired pilasters between, above two round headed windows in moulded ashlar surrounds each topped with a pediment and prominent finial. North-east front has irregular facade with two bays to left similar to the main front. Rear section three storeys with plain and irregular glazing.

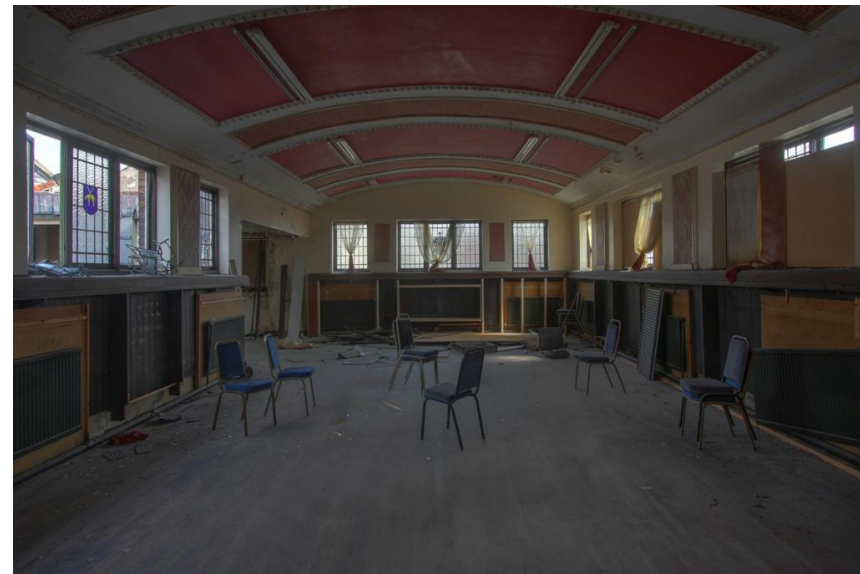
INTERIOR has some original features including glazed tiling, panelling and moulded plaster ceilings. Large children's mural designed in 1931 by Herbert Wood.

ARCHITECTURAL SIGNIFICANCE.



The Old Library features high-quality construction techniques and materials prevalent during its era. The property's primary elevation and decorative elements exemplify the architectural trends and technological advancements of the period. The property includes fine examples of craftsmanship in its stone masonry and other construction details. These features contribute to its overall aesthetic and historical value. The building's stonework, roof structure and windows are notable. The primary stone facade with its fenestration detailing are characteristic of the architectural style of its time and are of significant value to the building. This primary elevation will be repaired and restored to its historic quality along with the octagonal cupola.

ARCHITECTURAL & ARTISTIC SIGNIFICANCE.



The interior of the Old Library is noted in the heritage listing referring to the moulded ceiling and wall mural. These elements showcase the distinctive nature that is mentioned in the listing and reflects the craftsmanship of the build. The mural is a fine example of Herbert Woods artwork and this is a key feature of the building's aesthetic and historical value with this mural being retained and preserved in a public space for all to view. The ornamental moulded ceiling highlights the creative skills employed in the building's construction and decoration with this feature to be retained

EXISTING NEGATIVE FACTORS



Externally, The architectural merit to the front elevations is somewhat affected due to windows being boarded up and windows having noticeable damage. The Side and rear elevations have no architectural merit in comparison to the front elevation and are also showing significant damage to the windows. The roof has numerous issues including the Lantern style roof is missing causing huge damage internally with Sections of the glazed cupola missing.

Internally, due to the above external issues, Mould and damp are widespread across all three floors with flooding present to the lower ground floor. Again, due to the exposure to outside elements, the building's internal structure is suffering due to being exposed for a number of years. Fire damage is evident caused during previous ownership

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CONSERVATION AREA.



Applicant Site

Dewsbury library sits to the western most side of Dewsbury Town Centre Conservation Area. The general characteristic of the conservation area is stone with slate roofing and decorative stone detailing. The neglect of the library building is currently detracting from the conservation area.

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PLANNING POLICY.

LP1- PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

THE RESTORATION AND CONVERSION OF THE UNUSED OLD LIBRARY BUILDING INTO 14 APARTMENTS WITHIN A TOWN CENTRE LOCATION IS THE ONLY VIABLE OPTION FOR THIS BUILDING FOLLOWING ON FROM YEARS OF DIFFERENT COMMERCIAL ENDEAVOURS AND WILL IMPROVE THE ECONOMIC, SOCIAL & ENVIRONMENTAL CONDITIONS IN THE AREA

LP2 – PLACE SHAPING

THE PROPOSAL CREATES A RESIDENTIAL DEVELOPMENT IN A TOWN CENTRE LOCATION PROVIDING MUCH NEEDED HOUSING IN A SUSTAINABLE AREA

LP3- LOCATION OF NEW DEVELOPMENT

THE PROPOSALS MAKE USE OF LP3 BY WITH CONNECTIONS TO TRANSPORT AND GREEN LINKS.

LP5- MASTER PLANNING SITES

THE PROPOSALS CREATE A CONSISTENT OVERALL SITE SCHEME THAT RESPECTS THE CHARACTER OF THE AREA AND WIDER DEVELOPED AREAS. THE PROPOSAL CREATES A STRONG SENSE OF PLACE AND MAKES A POSITIVE CONTRIBUTION TO THE LOCAL CHARACTER.

LP7 – EFFICIENT AND EFFECTIVE USE OF LAND AND BUILDINGS

THE APPLICATION CONVERTS AN EXISTING DERELICT UNIT TO MAINTAIN AND ENHANCE A HISTORIC ASSET. THE DECISION TO CONVERT THIS PROPERTY SOLELY INTO RESIDENTIAL APARTMENTS BEST BENEFITS THE LOCAL AREA ADDING MUCH NEEDED HOUSING TO THE AREA WITHIN A SUSTAINABLE LOCATION. PREVIOUS ATTEMPTS TO USE THE OLD LIBRARY AS COMMERCIAL PREMISES HAVE UNFORTUNATELY FAILED OVER THE PAST 40 YEARS AND WITH THE NEED FOR MUCH SOUGHT AFTER HOUSING, THE DEVELOPMENT OF 14 APARTMENTS BEST SUITS THIS SITE AND WILL PROVIDE A LONG TERM USE FOR THE BUILDING WHILE PROTECTING AND ENHANCING THE HISTORIC ASSETS BOTH INTERNALLY AND EXTERNALLY.

LP11 – HOUSING MIX & AFFORDABLE HOUSING

HIGH QUALITY APARTMENTS WILL BE PROVIDED IN A TOWN CENTRE LOCATION WITH A MIX OF STUDIO, 1 BED AND 2 BED APARTMENTS WITH A HISTORIC ASSET PROVIDING A HIGH QUALITY OF LIFE FOR THE AREA

LP15- RESIDENTIAL USE IN TOWN CENTRES

THE PROPOSED USE OF 14 APARTMENTS WILL NOT PREJUDICE OTHER TOWN CENTRE BUSINESSES AND WILL ENHANCE THE EXISTING HISTORIC ASSET. BIKE STORAGE WILL BE PROVIDED AND THE SITE IS WITHIN EASY ACCESS TO BOTH LOCAL BUS AND TRAIN STATIONS. BIN STORAGE AND COLLECTIONS ARE PROVIDED TO THE REAR OF THE BUILDING AWAY FROM THE HISTORIC CHARACTER OF THE PRIMARY ELEVATION.

LP20 – SUSTAINABLE TRAVEL

THE PROPOSAL MAKE CONNECTIONS TO SUSTAINABLE TRANSPORT LINKS AND FACILITATES THE NEEDS OF PEDESTRIANS & CYCLISTS DUE TO THE TOWN CENTRE LOCATION. CYCLE STORAGE WILL BE IMPLEMENTED ON SITE AND THE SITE IS LOCATION LESS THAN 300M AWAY FROM BOTH DEWSBURY TRAIN STATION & BUS STATION

LP22 – PARKING

PARKING IS AVAILABLE OPPOSITE THE SITE SUBJECT TO RELEVANT PERMISSIONS.

LP24 – DESIGN

THE SCHEME PROVIDES HIGH QUALITY APARTMENTS THAT ARE APPROPRIATE IN SCALE, MASSING AND DESIGN THAT MEET MINIMUM SPACE STANDARDS ALONG WITH A SITE LAYOUT THAT MEET POLICY LP24.

PLANNING POLICY.

LP31- STRATEGIC GREEN INFRASTRUCTURE NETWORK

THE SITE IS IN A SUSTAINABLE LOCATION BUT ALSO WITHIN CLOSE DISTANCE TO GREEN INFRASTRUCTURE NETWORK

LP35- HISTORIC ENVIRONMENT

THE PROPOSAL IS LOOKING TO PRESERVE AND ENHANCE THE HISTORIC ASSET WITH THE FRONT ELEVATION BEING RESTORED IN A SYMPATHETIC MANNER WITH INTERNAL FEATURES BEING RETAINED AND MATCHED WHERE NECESSARY. THE OPEN FLOOR PLAN NATURE ALLOWS THE INSERTION OF INTERNAL WALLS WITHOUT AFFECTING THE ASSET. THE MURAL WILL BE RETAINED AND KEPT IN A COMMUNAL SPACE.

HE6- HERITAGE ASSETS

THE SITE SITS WITHIN DEWSBURY TOWN CENTRE CONSERVATION AREA. THE EXISTING BUILDING AESTHETICALLY REMAINS AS EXISTING. THE GENERAL CHARACTERISTIC OF THE CONSERVATION AREA IS STONE AND SLATE ROOFING WITH DECORATIVE STONE DETAILING. THE NEGLECT OF THE LIBRARY BUILDING IS CURRENTLY DETRACTING FROM THE CONSERVATION AREA

NPPF- CONSERVING & ENHANCING THE HISTORIC ENVIRONMENT

THE PROPOSED DESIGN MAINTAINS THE HERITAGE ASSET IN PARTICULAR THE FRONT ELEVATION WHERE WE ARE PROPOSING TO REINSTATE WINDOWS AND ENHANCE THE STONEMASONRY AND ARCHITECTURAL DETAILING THROUGH CAREFULLY CONSIDERED STONE REPAIR TECHNIQUES WHERE REQUIRED. THE GLAZED ROOFING WILL BE REPAIRED ENHANCING THE OVERALL AESTHETIC OF THE BUILDING REINSTATING THE ARCHITECTURAL MERIT.

INTERNALLY, EXTENSIVE REFURBISHMENT WILL BE CARRIED OUT TO PRESERVE THE BUILDING WITH THE MURAL BEING MAINTAINED AND DISPLAYED IN A COMMUNAL AREA. THE EXISTING BUILDING HAS BEEN LEFT DERELICT SINCE CIRCA 2014 WHICH IS HAVING A DETRIMENTAL EFFECT ON THE LISTED BUILDING AND DETRACTING FROM THE HISTORIC ENVIRONMENT WITH THIS PROPOSAL SEEKING TO REDEVELOP AND CONVERT THE EXISTING BUILDING IN A SYMPATHETIC MANNER THAT WILL ONLY ENHANCE AND PROTECT THE CONSERVATION AREA THE SITE IS LOCATED WITHIN.

PLANNING HISTORY.

99/62/92767/E2

CHANGE OF USE FROM LIBRARY TO D2 (ASSEMBLY/LEISURE) (LISTED BUILDING)
APPROVED

99/49/90896/E2

CHANGE OF USE FROM LIBRARY TO A2 FINANCIAL AND PROFESSIONAL SERVICES (LISTED
BUILDING WITHIN A CONSERVATION AREA)
APPROVED

99/49/90897/E2

CHANGE OF USE FROM LIBRARY TO B1 - BUSINESS (ALTERNATIVE PROPOSAL) LISTED
BUILDING WITHIN A CONSERVATION AREA
APPROVED

98/49/93200/E2

CHANGE OF USE FROM LIBRARY TO A3 FOOD AND DRINK (LISTED BUILDING WITHIN A
CONSERVATION AREA)
APPROVED

2004/62/93874/E2

CHANGE OF USE OF FORMER LIBRARY TO A1 RETAIL (LISTED BUILDING WITHIN A
CONSERVATION AREA)
APPROVED

PLANNING STATEMENT.

Proposed Development: Conversion of Dewsbury Library into 14 Residential Apartments

1. Introduction

This Planning Statement supports the full planning application for the conversion of the former Dewsbury Library, a prominent heritage building in Dewsbury town centre, into 14 high-quality residential apartments for private rent. The statement addresses compliance with national and local planning policies and considers key planning issues, including heritage, design, transport, and affordable housing.

2. Site Description

- The site occupies a prominent location on Wellington Road, within Dewsbury town centre.
- The building is a **Grade II listed** heritage asset of architectural and historic significance, constructed in the late 19th century.
- The immediate area is a mixed-use environment, including civic buildings, commercial premises, and residential units.
- Dewsbury railway station, bus station and multiple bus stops are within short walking distance, providing excellent public transport connectivity.

3. Planning History

- The site has historically operated as a public library, commercial unit and restaurant until its closure.
- Previous uses generated significant daily visitor footfall and associated vehicle trips.

4. The Proposed Development

- Conversion of the existing library building to provide **14 self-contained apartments**.
- Tenure:** 100% private rental sector (PRS).
- Sensitive internal alterations to respect and preserve historic features.
- No on-site car parking; public off-street parking available directly opposite (subject to licensing).
- Secure cycle storage provided for each apartment.
- Retention of the building's external architectural character, with minor works to facilitate residential use.

5. Design & Heritage Considerations

- The design approach prioritises the retention of key architectural features and the minimisation of alterations to the building's external fabric.
- Proposed internal layouts work with the building's existing structure to reduce interventions.
- All works will be carried out in accordance with heritage conservation best practice and in consultation with the Council's Conservation Officer.

6. Transport & Accessibility

- The site is located in a highly sustainable location, with walking access to rail and bus services.
- No on-site parking is proposed; however, off-street parking is available opposite the site, subject to appropriate licensing.
- Dedicated secure cycle storage will be provided for all units, supporting sustainable travel and reducing reliance on private cars.
- A separate **Transport Statement** accompanies this application.

7. Affordable Housing Statement

- LP11 requires 20% affordable housing provision for schemes of 11 or more dwellings.
- Due to heritage and viability constraints, on-site affordable housing is not appropriate for this development.
- A separate **Affordable Housing Statement** is submitted with this application.

8. Planning Balance & Benefits

- Heritage-led regeneration** of a vacant Grade II listed building.
- Provision of 14 high-quality new homes in a sustainable, town-centre location.
- Contribution to Dewsbury's regeneration and housing supply targets.
- Low transport impact compared to the former use.
- Investment in the town centre economy through construction and occupation.

9. Conclusion

The proposed conversion of Dewsbury Library to 14 apartments represents sustainable development in line with the NPPF and Kirklees Local Plan. The scheme delivers new homes while safeguarding a heritage asset, offers regeneration benefits, and utilises a highly accessible location. It is therefore respectfully requested that planning permission be granted.

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CONCEPT PROPOSAL.

The proposal would see an extensive refurbishment and conversion of the derelict building to form two 1 bed apartments on the lower ground floor to the rear, seven apartments on the ground floor consisting of five 1 bed apartments and two 2 bed apartments & five apartment son the first floor consisting of three 1 bed apartments and two 2 bed apartments.

The key architectural and artistic internal feature of the Herbert Wood Mural is proposed to be maintained in a communal area for all to view.

The proposal would see minimal internal demolition with the only walls proposed to be removed that of the ground floor toilet block to the east of the floor plan.

Other key internal architectural features of the panelling will be maintained and restored where required. The moulded plastered ceiling on the first floor will be retained with this section of roofing being boxed out (untouched) to preserve the ceiling design.

Externally, new timber windows and doors will be installed into the existing front elevation to match the historic fenestration. Likewise, all other existing windows will be replaced in timber windows. The glazed cupola will be restored and the glazed lantern will be replaced.

The Proposal sees the installation of one new window to the first floor side elevation (south west) and the installation of 4 new windows to the ground floor rear elevation (south east) to match the fenestration layout of the lower ground floor

Conservation construction methods will be implemented through the use of lime plaster and mortar, wood fibre insulation and stone repair. Hand tools will be used as much as possible if and where required

PROPOSED FLOOR PLANS.



The floor plans above show the proposed general arrangement of the Old Library building.
The lower ground floor proposes 2 apartments.
The ground floor proposes 7 apartments.
The first floor proposes 5 apartments with communal space that benefits from the children's mural.

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SCHEDULE OF ACCOMODATION.

FLOOR	APARTMENT	BEDROOMS	AREA (SQM)	TENURE
LOWER GROUND	1	STUDIO	43	PRIVATE RENTAL
LOWER GROUND	2	STUDIO	37	AFFORDABLE RENTAL*
GROUND	3	ONE	45	PRIVATE RENTAL
GROUND	4	STUDIO	45	PRIVATE RENTAL
GROUND	5	STUDIO	43	PRIVATE RENTAL
GROUND	6	STUDIO	52	PRIVATE RENTAL
GROUND	7	TWO	74	PRIVATE RENTAL
GROUND	8	TWO	66	PRIVATE RENTAL
GROUND	9	ONE	37	AFFORDABLE RENTAL*
FIRST	10	ONE	54	PRIVATE RENTAL
FIRST	11	TWO	62	PRIVATE RENTAL
FIRST	12	TWO	67	PRIVATE RENTAL
FIRST	13	ONE	40	PRIVATE RENTAL
FIRST	14	ONE	44	PRIVATE RENTAL

*2 Interim Affordable units are to be provided @ 80% of the Rental Value

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AFFORDABLE HOUSING STATEMENT.

Proposed Development: Conversion of Dewsbury Library into 14 residential apartments

1. Introduction

This Affordable Housing Statement is submitted in support of the planning application for the conversion of the former Dewsbury Library into 14 self-contained apartments for private rental. The proposal will include the provision of **2 interim affordable housing units for rent**, with the remaining units delivered as private rental. This statement explains the extent of affordable housing provision and why a full policy-compliant level of on-site affordable housing is not appropriate for this scheme, taking into account the building's existing nature, constraints, and intended tenure.

2. Policy Context

Policy LP11 of the Kirklees Local Plan ("Housing mix and affordability") requires 20% affordable housing on residential developments of more than 10 units unless it can be demonstrated that such provision is not viable or appropriate. The Affordable Housing and Housing Mix SPD (March 2023) further clarifies the council's approach, allowing flexibility where there are clear site-specific or viability constraints.

3. Scheme Characteristics

- Total units:** 14 apartments
- Affordable housing provision:** 2 interim affordable units for rent
- Tenure:** Predominantly private rental sector (PRS)
- Form of development:** Conversion of a Grade II listed heritage asset (former library)
- Location:** Dewsbury town centre regeneration area

4. Affordable Housing Justification

The proposal includes a reduced level of on-site affordable housing in the form of **2 interim affordable rental units**, which represents a proportionate and viable response to policy requirements given the site constraints. The following factors limit the ability to deliver the full 20% policy requirement:

a. Heritage Constraints

The building is a designated heritage asset with significant architectural and historic value. The conversion works are complex, requiring sensitive interventions and high-cost specialist materials to meet heritage conservation requirements.

b. Viability Limitations

The cost of converting and upgrading the building to residential use — including compliance with Building Regulations, fire safety, and energy efficiency standards — is substantially higher than for new-build schemes. These abnormal costs significantly constrain the scheme's viability. While the applicant has made provision for 2 interim affordable units, any further affordable housing would render the development financially unviable, as confirmed by preliminary viability assessment (to be submitted separately if required).

c. Management Model

The provision of a limited number of interim affordable rental units allows the scheme to remain largely consistent with a single PRS management model, minimising service charge complexity and ensuring effective long-term management of the building.

d. Regeneration Benefits

The proposal brings a vacant heritage building back into productive use, contributing to the vibrancy and economic regeneration of Dewsbury town centre. This heritage-led regeneration delivers a significant public benefit that is material to the planning balance.

5. Alternative Contribution

In light of the on-site provision of 2 interim affordable rental units, the applicant considers the proposal to represent a reasonable and policy-compliant level of affordable housing for this constrained site. Should the council seek further contribution, this would need to be assessed against the demonstrated viability constraints of the scheme and subject to independent review.

6. Conclusion

The proposal delivers **2 interim affordable housing units for rent** as part of the conversion of a Grade II listed building into 14 residential apartments. While this does not meet the full 20% requirement under Policy LP11, the reduced provision reflects the significant heritage, viability, and operational constraints associated with the conversion of the former Dewsbury Library.

The scheme represents a sustainable and viable reuse of a listed building, contributes to town centre regeneration, and delivers an appropriate level of affordable housing in line with the flexibility allowed by local planning policy

PROPOSED ELEVATIONS.



The alterations to the elevations are minimal with sympathetic alterations to the arched windows to the north and the reinstatement of windows to the south and east lower floors. Stone repair and lime mortar will be used to restore the elevations.

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SITE WASTE MANAGEMENT PLAN.

Development: Conversion of Dewsbury Library into 14 Residential Apartments

1. Purpose

This plan sets out how household waste and recycling will be stored, collected, and managed for the apartments to ensure compliance with Kirklees Council waste management services and to promote sustainable living.

2. Waste Storage Provision

- **Refuse Store Location:** A dedicated, secure external refuse and recycling store will be provided within the building's curtilage.
- **Capacity:**
 - **General Waste:** 1100L x3.
 - **Mixed Recycling:** 1100L for paper, card, plastics, cans x3
- **Accessibility:**
 - Level access for residents and collection crews.
 - Store located to minimise distance to collection point.
 - Adequate internal lighting and ventilation.

3. Collection Arrangements

- **Provider:** Kirklees Council Waste Services.
- **Frequency:**
 - General waste: weekly collection.
 - Mixed recycling: fortnightly or weekly depending on Council schedule.
- **Bin Presentation:**
 - Positioning of Store allows access for both residents and waste collection.
 - Returned to store promptly after emptying.

4. Waste Reduction & Recycling Measures

- Clear signage inside refuse store indicating which materials go in each bin.
- Resident welcome packs with Kirklees Council waste and recycling guidance.
- Management to monitor bin use to ensure correct separation of waste streams.
- Periodic recycling awareness reminders for tenants.

5. Bulky Waste & Special Collections

- Residents to arrange bulky waste collections via Kirklees Council or approved contractors.
- Temporary storage space provided for bulky waste pending collection, to avoid obstruction of main refuse area.

6. Management & Review

- Building manager to carry out monthly inspections of refuse store.
- Issues such as contamination, overfilling, or missed collections to be reported to Kirklees Council promptly.
- Annual review of bin capacity to ensure provision meets residents' needs.

7. Compliance

This plan ensures:

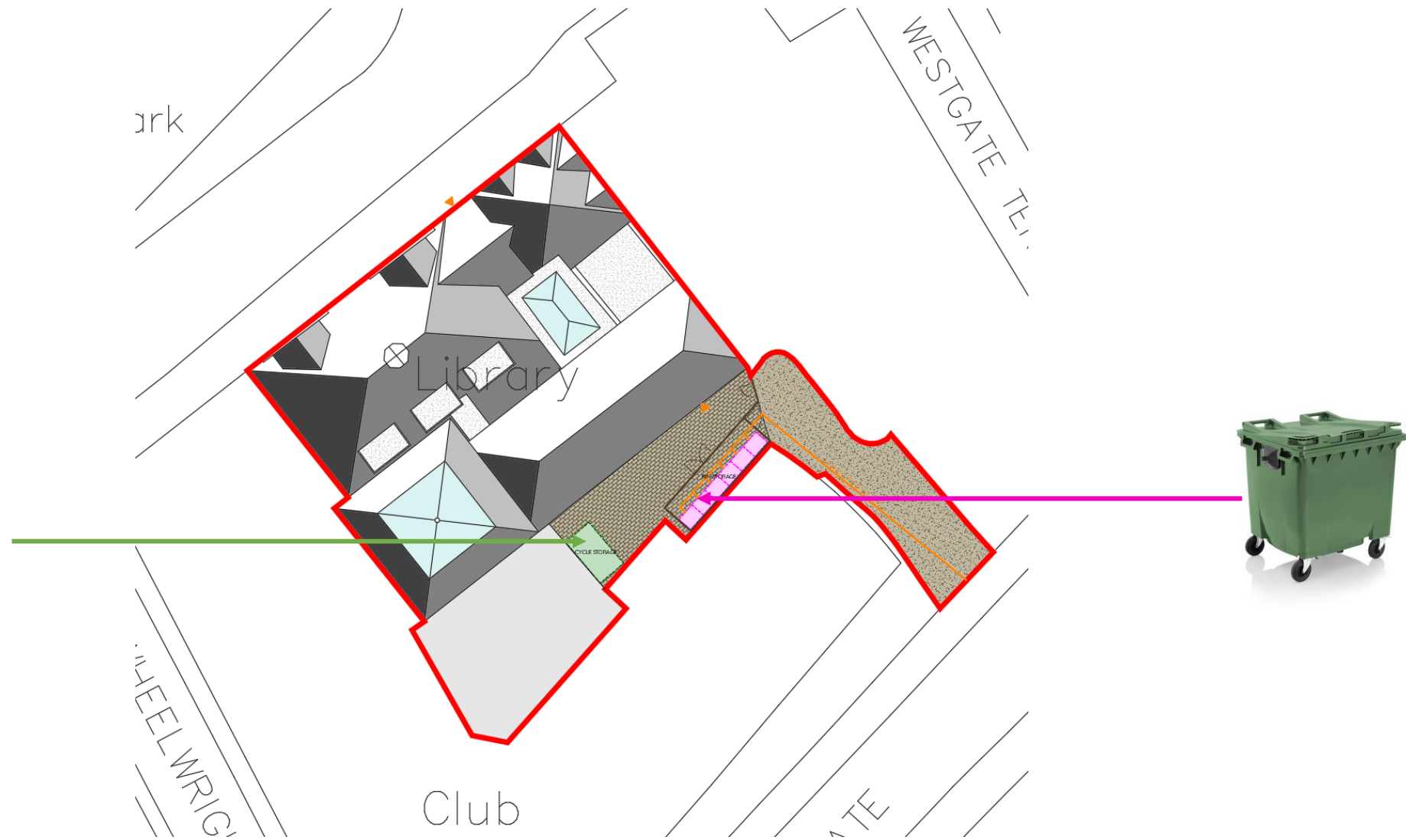
- Safe and hygienic storage of waste.
- Adequate provision for recycling in line with local authority policy.
- Operational efficiency to prevent adverse impact on amenity or neighbouring properties.

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PROPOSED SITE PLAN.



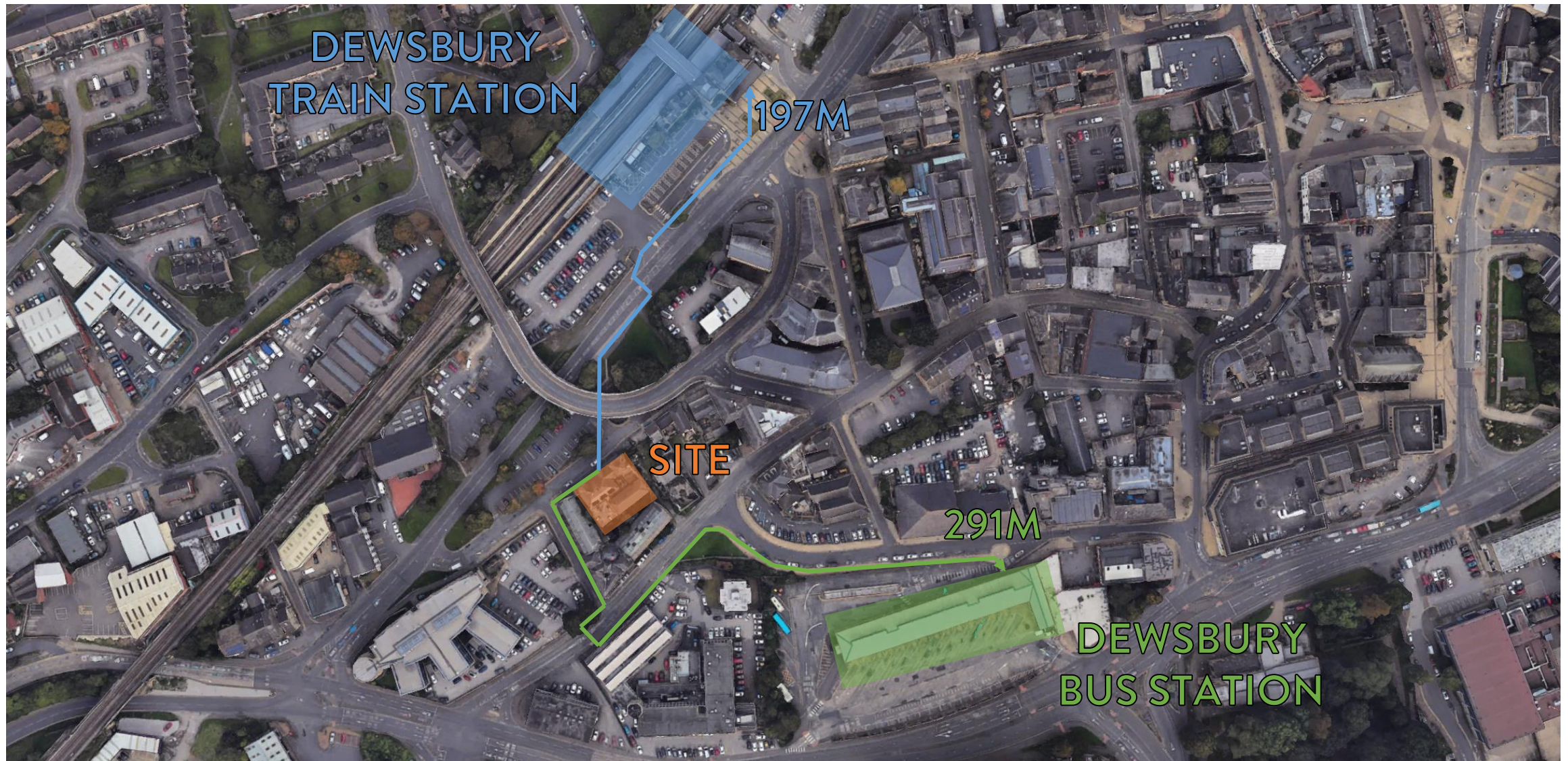
The Site plans above shows the provision for cycle storage to the rear of the Old Library in a secure external store with external bin location.
Stores to be Mild steel frame and fire-treated timber cladding to provide 60 minutes of fire protection with
Attractive timber finish treated with flame-retardant solutions without sacrificing aesthetics.
Bin collection will be organised through the owner for council collection of 6 commercial size 1100L bins via Old Westgate.
The maximum travel distance from the furthest communal bin to roadside is 25m in line with Kirklees waste collection
A small amenity space has also been proposed for communal use to the south of the building.

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TRANSPORT STATEMENT.



The site sits within a sustainable location in the centre of Dewsbury with secure cycle storage provide for the building located to the rear accessed from Old Westgate. The site is located within 300m of both Dewsbury Train Station and Dewsbury Bus Station providing transportation both locally and further afield with ease.

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TRANSPORT STATEMENT.

Proposed Development: Conversion of Dewsbury Library into 14 residential apartments

1. Introduction

This Transport Statement is submitted in support of the planning application for the change of use of the former Dewsbury Library, Wellington Road, Dewsbury, WF13 2PQ, to residential use (14 apartments). The purpose is to assess the transport and highway implications of the proposal and demonstrate that it will not have an unacceptable impact on the local transport network.

2. Site Location & Context

- **Address:** Dewsbury Library, Wellington Road, Dewsbury, WF13 2PQ.
- The site is located in Dewsbury town centre, approximately 200 metres from Dewsbury railway station and well served by local bus routes along Wellington Road and other adjacent streets with Dewsbury Station less than 300metres away.
- The surrounding area is predominantly mixed-use, with retail, civic buildings, and residential accommodation.

3. Existing Use

- The building was formerly used as a public library, most recently a restaurant, attracting regular footfall from staff, visitors, and delivery vehicles.
- Public opening hours generated peaks of pedestrian and vehicular activity during afternoon and evening hours.

4. Proposed Development

- **Total units:** 14 apartments
- **Car parking provision:** No on-site car parking is proposed.
- **Alternative parking options:** Public off-street parking is located directly opposite the site on Wellington Road, available subject to the correct licensing and local parking restrictions.
- **Cycle storage:** Dedicated secure cycle storage will be provided for each apartment, enabling sustainable travel choices and reducing reliance on private vehicles.
- **Access arrangements:** Existing pedestrian access points will be retained and upgraded as necessary.

5. Accessibility by Sustainable Modes

- **Rail:** Dewsbury railway station is a short walk from the site, with direct connections to Leeds, Huddersfield, Manchester, and other regional destinations.
- **Bus:** Multiple high-frequency services operate from bus stops on Wellington Road and nearby Market Place, connecting the site to destinations across Kirklees and West Yorkshire.
- **Walking & Cycling:** The site is within the town centre, benefitting from continuous footways, safe pedestrian crossings, and access to the Kirklees cycling network.
- Given the excellent public transport accessibility, central location, and provision of secure cycle storage, car dependency for residents is expected to be minimal.

6. Trip Generation

- Residential use is expected to generate fewer daily trips than the previous use, particularly regarding short-term parking demand.
- Trips will be spread more evenly throughout the day, avoiding the concentrated peaks associated with public facility opening hours.

7. Highway Safety Considerations

- No recorded accident clusters exist at junctions immediately adjacent to the site.
- Pedestrian access benefits from adequate visibility, with direct frontage to a main road and good street lighting.

8. Conclusion

The proposed development will not create significant additional traffic or parking pressure compared to the site's former use. The location's excellent sustainable transport connections, combined with secure cycle storage for all units and readily available off-street public parking nearby, ensures that the scheme is acceptable in transport and highways terms.

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RESTORATION STATEMENT.

The following means of restoration will be undertaken to the existing building both internally and externally:

Pointing. “Lime Green Medium Natural mortar shall be used to the stonework to the rear elevation which is a dry pre-mixed lime mortar made with 3.5 Natural Hydraulic lime. The lime is blended with kiln dried Grit and River sand, which are 3mm down. The sands are pre washed to remove sediment before being dried and the result is a very workable mortar, with an off-white colour. Before pointing remove dust and loose material from joints. Dampen the area to be repointed first to help curing.

Application: Mixing can take place in a tub or mixer. Use between 4-5 litres of clean water per 25kg or approx 2 litres per 12kg Tub. Add the water slowly, using just enough to achieve a workable mix. Lime mortars benefit from being left for 15mins to fatten after mixing and can be reworked for upto 4 hours.

To ensure good compaction and adhesion the mortar can be tampered firmly with a bristle brush as it starts to firm up, normally after 4 hours, this process also brings the sharp aggregate to the surface creating a lovely textured finish. Application temperature range 5-30C, protect against strong sunlight, heavy rain, frost with hessian.”

Stonework. “Womersley’s stone repair mortar shall be used to repair the capping stones and other associated stonework where repairs are required. Womersley’s stone repair mortar is a blend of natural minerals and aggregates in a natural hydraulic lime binder. It contains absolutely no cement therefore your repairs will be totally breathable and vapour permeable.

Safety: Wear suitable PPE, including gloves, dust mask and goggles. Do not breath the dust. Wash any dust or mixed materials off skin straight away with plenty of clean water. Wash tools with clean water

Surface Preparation: Remove any lose masonry. Highly porous backgrounds should be primed the day before. Ensure the background is suitable for supporting the weight of the new material.

Lightly damp the background, before applying with a hawk and trowel. Do not use in temperatures less than 3°C or over 25°C.

Application: Coats should be a minimum of 6mm and no more than 30mm. For multiple coats key each coat and apply green on green. For carved or cut back finishes apply the mix slightly beyond the finished levels. As the mortar hardens work with different tools to the desired shape and finish. Prevent from drying out too rapidly, covering with hessian or mortar fleece if necessary. Protect from frost for at least 7 days.”

Plaster. Lime Green’s Ultra lime plaster base coat is a lightweight insulating lime base coat for plastering/ rendering that, Ultra is five to ten times thermally more efficient than other lime plasters and renders. This makes it the perfect plastering and rendering base coat for building renovations, Using an additional insulation layer to internal and external walls aswell as protecting against salt damage.

As an insulating lime plaster/render, Ultra is such an effective insulator because it contains an aggregate of hollow beads made from recycled glass, which can make up to 55% of its bulk. This replaces the sand conventionally used in which meaning Ultra uses less energy to manufacture and is significantly lighter to transport, so cutting down on distribution costs and energy. As ultra is applied as a wet plaster/render, it acts as a ‘draught excluder’ by plugging any small pores and gaps within the fabric of the wall, something that standard dry-lining cannot do to the same extent.

Ultra lime base coat is applied to walls in the same way as conventional lime plasters/renders. It has good ‘workability’ and there are no complicated fixings or problems achieving the right depth of coat.

Application: Apply a coat of Ultra Lime basecoat between 10 to 30 mm thick directly to dampened substrate. Each coat must be scratched while wet to give a good mechanical key before further coats are applied. If the substrate is very dry, dampen down the surface thoroughly prior to coating.

Use Lime Green Solo as the finish coat for internal use 2 to 7 days afterwards; once the coat has stiffened / hardened, but is still “green

Use Natural Finish as the finish coat for extrenal use which can also be pre coloured Coloured Natural Finish

*<https://www.womersleys.co.uk/>

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CRIME PREVENTION STATEMENT.

Proposed Conversion of Old Library to 14 Apartments, Dewsbury Town Centre

This Crime Prevention Statement is submitted in support of a planning application for the conversion of the former library building located in Dewsbury town centre into 14 residential apartments. The design has been developed with consideration for **Crime Prevention Through Environmental Design (CPTED)** principles and follows the guidance of **Secured by Design (SBD)** to ensure a safe and secure environment for residents and the wider community.

1. Site Context

The site is located within a highly visible town centre location, benefitting from good levels of natural surveillance and footfall. The building is of solid historic construction, with limited access points, which assists in secure layout design. Existing frontages and architectural features have been carefully integrated into the conversion scheme while improving security and access control.

2. Access and Movement

- A single, clearly defined main entrance is proposed for the apartments, located in a visible position to ensure passive surveillance and ease of access.
 - Where rear entrances exist, these will be secure and restricted for resident use only.
- Access to individual apartments will be controlled via secure communal lobbies with fob or coded entry systems.

3. Natural Surveillance

- Apartments have been arranged to maximise overlooking of key public and semi-private spaces, including the building's frontage, entrance area, and any accessible outdoor space.
 - Internal circulation areas (corridors, staircases) are designed with limited access points and serve a small number of units to reduce risk and increase resident familiarity.

4. Physical Security Measures

- All doors and windows to the apartments will meet or exceed **PAS 24:2022** security standards.
 - Communal entrances will be equipped with robust, vandal-resistant access control systems.
 - Mail delivery will be secure, with internal letterboxes located behind the main entrance.
- Appropriate external lighting will be installed to all entry points and along any accessible perimeter paths, avoiding dark or hidden corners.
 - CCTV points will be located to the front of the building and to the rear overlooking windows, entrance points and cycle storage area

5. Cycle Storage

- On-site cycle storage areas will be well-lit, located within view of habitable rooms, and access-controlled where possible to prevent unauthorised use.
 - Secure, lockable cycle storage will be provided in accordance with local planning guidance.

6. Management and Maintenance

- The building will be professionally managed, including regular maintenance of lighting, access controls, and communal areas.
 - Landscaping and lighting will be reviewed regularly to ensure continued safety and visibility.

RAPID HEALTH IMPACT ASSESSMENT .

1. Summary

This Rapid HIA examines potential health impacts—both positive and negative—of converting Dewsbury’s Old library into 14 apartments. It identifies key determinants, presents recommendations on design, sustainability, and community impact, and sets out monitoring measures to ensure a health-promoting development.

2. Context and Setting

2.1 Site Description

The former library is a Grade II listed stone-built building in Dewsbury town centre

2.2 Local Amenities and Environment

- **Proximity to Services:** Within walking distance of shops, healthcare, public transport links (bus/train), and schools.
- **Nearby Green Space:** Crow Nest Park (~1 mile away): a 31 ha Green Flag park with playground, lake, sporting facilities and inclusive design

3. Screening

A Rapid HIA is warranted due to the scale, heritage status and town-centre context which pose environmental, social, and health considerations.

4. Scoping Key Health Determinants:

1. Housing standards (quality, ventilation, accessibility)
2. Affordability and occupancy impacts
3. Access to amenities, healthcare, transport
4. Noise, air quality during refurbishment
5. Sense of place/community identity
6. Safety through passive surveillance and lighting
7. Mental wellbeing (light, green space access)
8. Heritage retention and cultural value

5. Impact Assessment and Mitigation

Health Determinant	Impact	Rationale	Mitigation/Enhancement
Housing Quality	Positive	Adaptive reuse, improved building performance	Meet NDSS, insulation, ventilation, accessibility standards (Part M)
Housing Affordability	Neutral/Uncertain	No explicit affordable units proposed	Include local-affordable allocation or mitigation via affordable housing fund
Access to Services	Positive	Town centre locale is highly accessible	Promote active/public transport; cycle storage
Air Quality	Neutral	Minor transport-related emissions	Dust management; car-free development
Noise (Refurbishment)	Negative (temporary)	Construction impacts	Limit working hours; provide advance notice to neighbours
Green Space & Wellbeing	Mixed	Minimal private external space; public park available	Welcoming courtyard; signage to nearby green spaces
Community Identity	Mixed	Loss of library alters collective use of heritage	Heritage plaque/display; celebrate library legacy in communal areas through Mural
Safety & Security	Positive	Active occupation increases visibility and deterrence	Design glazing, lighting, Secure by Design approach
Sustainable Transport	Positive	Central location supports reduced car use	Cycle parking, travel planning, limited parking

RAPID HEALTH IMPACT ASSESSMENT .

6. Recommendations

1. **Maintain Heritage:** Existing building façade and structure to be sympathetically restored; Mural integrated into communal area
2. **Space & Comfort:** Each flat meets space standards with natural light and ventilation
3. **Noise Plan:** Implement during works; limit hours, install screening
4. **Green Interventions:** Micro green space proposed to rear
5. **Energy Upgrades:** Efficient insulation, double-glazing, low-carbon heating systems
6. **Transport Strategy:** Secure cycle storage provided; restrict parking to prioritise non-car modes
7. **Affordability Measures:** Integrate social housing or contribute to local affordable housing programme
8. **Community Engagement:** Keep neighbours and local groups informed and involved

7. Monitoring & Evaluation

- **Construction Phase:** Track noise and dust; log complaints and response actions
- **Post-Occupancy (12 months):** Survey tenants and neighbours on health and wellbeing outcomes
- **Community Feedback:** Gather responses on heritage interpretation and design integration

8. Conclusion

The project offers significant benefits: it repurposes a heritage asset, increases urban housing supply in a highly serviced centre, and improves building quality. To maximise health and social value—and mitigate refurbishment and heritage impacts—the recommendations mentioned will be implemented. Adequate monitoring will support adaptive management to deliver a sustainable, health-promoting development.

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