

Heritage Statement

33 Bay Hall Common Road, Birkby, Huddersfield HD1 5EP

Proposal:

Change of use of the basement and ground floor from residential (Use Class C3) to retail (Use Class E(a)), with associated internal alterations, refurbishment of the existing shopfront, and installation of an accessible entrance and glazing. The first floor remains in residential use (Use Class C3).

1. Introduction and Purpose

This Heritage Statement has been prepared in support of the full planning application for '33 Bay Hall Common Road', in accordance with Paragraphs 208-215 of the National Planning Policy Framework (NPPF, December 2024), which require applicants to describe the significance of any heritage assets affected by a proposal and assess the potential impact of the development upon that significance.

The statement provides an assessment of:

- The heritage significance of the site and its context.
 - The impact of the proposed change of use and minor alterations.
 - The compliance of the proposals with national and local heritage and design policies.
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2. Site Context and Heritage Setting

33 Bay Hall Common Road is a modest two-storey stone-built property within the established residential area of Birkby, approximately 1.2km north of Huddersfield town centre. The immediate area is characterised by traditional Victorian and Edwardian terraced and semi-detached properties of local stone, typical of the historic development pattern of Birkby.

While the property is not listed and does not lie within a designated Conservation Area, it contributes positively to the local townscape character through its traditional materials, proportion, and vernacular detailing. The surrounding area contains several non-designated heritage assets, notably historic stone terraces and the nearby Birkby Baptist Chapel.

3. Heritage Significance

The building's significance lies in:

- Its contribution to the historic streetscape of Bay Hall Common Road.
- The use of locally sourced stone, traditional fenestration, and scale that reflect the area's 19th-century origins.
- Its group value with other vernacular dwellings contributing to the established character and identity of Birkby.

There are no known archaeological remains or listed buildings directly affected by the proposal, and no fabric of exceptional architectural or historic interest is being altered.

4. Proposed Works

The proposal seeks to:

- Convert the basement and ground floor from residential to small-scale retail (Use Class E(a)).
 - Undertake internal alterations to provide display and storage space.
 - Refurbish the existing shopfront, introducing a new accessible entrance and glazing designed to reflect the building's scale, proportions, and materiality.
 - Retain the residential first floor, maintaining a clear functional and physical separation between uses.
 - Carry out no structural extensions or significant external alterations.
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5. Assessment of Impact on Heritage Significance

The proposal has been carefully designed to preserve and enhance the local character and historic context through:

- Minimal physical alteration to the external appearance, retaining original stonework and window openings.
- Sensitive shopfront refurbishment, using materials and proportions consistent with local vernacular forms.
- Improved accessibility, enhancing the building's community function and inclusivity in line with National Design Guide Principle H1: "Healthy, comfortable and safe environments".
- Continued active use of the building, ensuring its long-term maintenance and positive contribution to the streetscape.

There will be no harm to the setting of any designated or non-designated heritage assets. The proposals represent a low level of change consistent with Paragraph 215 of the NPPF, which recognises the desirability of sustaining heritage significance while enabling viable uses that contribute to local vitality.

6. Policy Compliance

- NPPF (Dec 2024):
 - Paragraphs 86-91: Support the vitality of local centres through mixed uses and small-scale commercial activity.
 - Paragraph 123: Promote the effective and productive use of existing buildings.
 - Paragraph 210: Encourage proposals that sustain and enhance the significance of heritage assets, putting them to viable uses consistent with their conservation.
 - National Design Guide (2019):
 - Context (C1, C2) - Understanding and responding to local character and heritage.
 - Identity (I1, I2) - Respecting existing local character and creating high-quality, attractive buildings.
 - Uses (U1, U3) - Supporting a mix of uses and socially inclusive places that foster activity and community life.
 - Kirklees Local Plan (2019):
 - Policy LP35 (Historic Environment) - Seeks to conserve the significance of heritage assets.
 - Policy LP24 (Design) - Promotes design that respects local character, scale, and materials.
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7. Conclusion

The proposed change of use and associated minor alterations:

- Respect the heritage and townscape character of the property and its surroundings.
- Represent a sustainable, community-focused reuse of the existing building.
- Deliver enhanced accessibility and vitality, consistent with the NPPF (2024) and National Design Guide (2019).
- Cause no harm to any heritage asset, designated or otherwise.

Accordingly, the proposals are considered to preserve the significance of the local historic environment and comply with relevant national and local planning policies.