DESIGN, ACCESS & HERITAGE STATEMENT

25-27 FOUNDRY STREET, DEWSBURY, WF13 1QW

Alterations to create a single shop, shopfront alterations & proposed flats

November 2025

Introduction & Proposal

This statement supports a planning application which seeks a change of use and alterations at 25-27 Foundry Street, Dewsbury.

The application site currently comprises of 2 existing retail units with ancillary storage areas above at first floor level. The proposal consists of the following:

- Combining the two units into one – retaining the jewellers and introducing an ancillary safety deposit use which would be accessed internally from it,
- Alterations to ground floor frontage to Foundry Street – to replace 3 doorways with a single doorway, replacement shopfrontages,
- Side elevations – replacement of existing ground floor door, 9 replacement first floor windows in conservation style,
- Creation of two first floor flats.

Figure 1: Application Site Currently (Source Google Maps)

Assessment

The proposed development seeks to make improvements to the property and enable its effective use – by bringing the upper floor into effective use and enabling the ground floor jewellers to expand its business. Given its town centre location, the proposal is considered to be acceptable in principle.

The design of the proposal has also been carefully considered, given its location in the Dewsbury Conservation Area. The Conservation Area Appraisal identifies the unity and integrity of the Conservation Area which covers the town centre as positive characteristics. There is a general consistency in use of stone as a facing material, and with buildings being sites to the edge of the footway. There is however much consistency in the scale and fenestration arrangements of properties.

With regards to the application property, the most significant part of the building is its front elevation. No changes are proposed at to the front at first floor level, which consists of three well proportioned windows. At ground floor level, there is a mismatch in the design of the two current shopfronts, in terms of their style and material use. The proposal seeks to replace both shopfronts, with a central doorway and a display window either side.

This will introduce a balanced appearance, like the upper floor and is therefore considered to be an improvement of what currently exists. The shopfront material proposed would be aluminium, similar to what already exists on one of the ground floor frontages. Although one part of the ground floor comprises of a timber frontage, this is not understood to be original and given the wide variety of materials that can be seen along the ground floor frontages, this change is not considered to be harmful. When the

overall balanced appearance that would result is considered, the proposal would be an enhancement to the Conservation Area as it would introduce a greater degree of unity in the appearance of the property, which is a characteristic feature of this heritage asset.

Figure 2: Existing & Proposed Front Elevation (not to scale)

The other parts of the proposal are on the less prominent side elevations and consist of replacing an existing windows/door. The windows would be formed of UPVC but would be in a conservation style and given their location on the side elevation which has a much reduced degree of prominence due to being seen in narrow vantage points, as well as the presence of a range of window designs and styles to the rear/side elevations of other properties, this element of the proposal is considered to be acceptable.

On design and heritage matters, to summarise, the proposal would comply with the relevant policies which include Policy LP24 and Policy LP35 of the Kirklees Local Plan – Strategy & Policies (Local Plan) that require development to respect and enhance the character of the townscape and heritage assets. It would also meet the requirements of national policy in the National Planning Policy Framework at Chapter 16 relating to the historic environment.

On amenity, the first floor flats would benefit from good levels of natural light, and with each unit benefitting from being dual aspect. It would provide two units – each providing a generous amount of internal space and complying with the technical space standards. This would be compliant with Policy LP24 of the Local Plan.

As the site is in a town centre location where users typically rely on on-street car parking or car parks, and is accessible by a range of transport means, the development is considered to be acceptable front a transport and highways perspective and in line with Policy LP21 and LP22 of the Local Plan.

Conclusion

To summarise therefore, the proposal will support an existing business to diversify and expand, and also enable the upper floor to be brought into effective use. The principle of this form of development, as well as the provision of a residential accommodation in a sustainable location receives support from the development plan and national policy.

This Statement has provided an analysis of the detailed aspects of the proposal – including design and heritage considerations which have been shown to be acceptable.

If there are any queries, please get in touch with the agent.