

Heritage Statement

Site: 21G Station Street, Meltham, HD9 5NX

Proposal: Enlarged shopfront alterations and external alterations.

1. Introduction

This statement supports a planning application for the enlargement of the shopfront at 21G Station Street. The property is situated within the Meltham Conservation Area, characterized by its traditional stone-built terraces and commercial history.

2. Assessment of Significance

The property is an end of terrace building which has been added to the original terrace at a much later date. Built in artificial stone 21G is a ground floor unit which has seen several commercial ventures over the recent years, the latest being a wine bar/restaurant.

3. Design Philosophy

The proposed enlargement aims to create a more open and inviting retail frontage while respecting the building's structural integrity.

- **Scale:** The shopfront opening is designed to be central with the existing windows at first floor.
- **Symmetry:** By enlarging the opening the proposal creates a more balanced ground-floor appearance.
- **Materials:** Aluminium shopfront to reflect most recent alterations to commercial premises on station street.
- **Street Scene:** The removal of the projecting canopy and signage will be a positive improvement to the street scene

4. Impact on the Heritage Asset

The proposal is considered to have a positive impact on the Meltham Conservation Area.

- **Enhancement:** Replacing a restrictive or dated shopfront with a larger, cleaner design improves the "active frontage" of the street.
- **Preservation:** No original historic features are being removed.
- **Economic Viability:** The alterations ensure the building remains fit for modern commercial use, securing its long-term maintenance and contribution to the conservation area.

5. Conclusion

The project complies with Local Plan Policy LP24 (Design) and LP35 (Historic Environment). It sustains the character of the conservation area by delivering a high-quality, functional design that complements the streetscape.