



DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

71 Daisy Hill, Dewsbury, WF13 1LT

CLIENT

Muhammad Suhaib Bin Arshad

ADDRESS

71 Daisy Hill, Dewsbury, WF13 1LT

PROJECT

Change of Use from Class E (Financial and Professional Services) to 4 No. Residential Dwellings
(Use Class C3) with External Alterations

DRAWING REFERENCES

2616/02 (Floor Plans) | 2616/03 (Elevations) | 2616/04 (Site & Location Plans)

PREPARED BY

UHDesign Architectural Services

DATE

June 2026

STATUS

Planning Submission

UHDesign Architectural Services

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PART A — DESIGN AND ACCESS STATEMENT

1. Introduction

This Design and Access Statement has been prepared by UHDesign Architectural Services on behalf of Muhammad Suhaib Bin Arshad in support of a full planning application for the change of use of the building at 71 Daisy Hill, Dewsbury, WF13 1LT, from its last lawful use within Use Class E (financial and professional services) to four self-contained residential dwellings within Use Class C3, together with associated external alterations.

The statement sets out the design principles underpinning the proposal, describes the existing and proposed conditions, addresses access for all users including those with physical disabilities, considers the impact upon the character and appearance of the Dewsbury Town Centre Conservation Area, and demonstrates compliance with relevant national and local planning policy. A Heritage Statement is provided at Part B of this document.

The application is supported by the following drawings, all prepared by UHDesign Architectural Services:

- Drawing 2616/02 — Existing and Proposed Floor Plans
- Drawing 2616/03 — Existing and Proposed Elevations
- Drawing 2616/04 — Site Plan and Location Plan

2. Existing Conditions

2.1 Site Description

The application site comprises a three-storey mid-terraced building located on Daisy Hill within the heart of Dewsbury town centre. The property sits within the Dewsbury Town Centre Conservation Area, which is characterised by its fine-grained, intimate streetscape of narrow, enclosed streets and the irregularity of the street alignment — qualities that together define the Westgate/Daisy Hill character area as identified in the Kirklees Conservation Area Appraisal.

The building is not listed. The surrounding context is mixed in character, comprising commercial units at ground floor level with residential accommodation on upper floors, together with a significant number of properties that have already been converted from commercial to residential use, both immediately on Daisy Hill and within the wider Dewsbury town centre area. This established pattern of conversion is strongly material to the assessment of the current proposal.

Four off-street car parking spaces are provided to the rear of the property, accessed from the rear service road, providing one space per dwelling — a level of parking provision consistent with the sustainable town centre location of the site and Kirklees parking standards.

2.2 Existing Use and History

The building has a well-established lawful use falling within Use Class E. Its last active commercial occupiers were RKS Solicitors, who occupied the premises from approximately 2008 to 2013, preceded by Smith & Co Chartered Surveyors and Estate Agents — both uses falling within Use Class E(c)(ii) (financial and professional services) under the current Use Classes Order, and within the predecessor Class A2 use prior to September 2020.

The building has been vacant and derelict since approximately 2012-2013 — a period in excess of ten years. Vacancy does not extinguish or alter the lawful use class; the building therefore retains its Class E lawful use. As a consequence of the extended period of dereliction, the building is in serious disrepair throughout. The internal commercial fit-out has been stripped out, the roof structure is in very poor condition and requires complete replacement, and the building as a whole is in urgent need of comprehensive repair and renovation. The proposed conversion represents the most viable and sustainable means of securing the long-term future of the building.

2.3 Existing Layout and External Appearance

As shown on drawing 2616/02, the building is arranged over ground, first floor and loft levels. The existing ground floor presents a traditional commercial shopfront to Daisy Hill. The upper floors are of stone construction with a pattern of vertically proportioned windows characteristic of the late Victorian and Edwardian commercial streetscape of Daisy Hill. The rear elevation has a raking/sloped eaves line. A single-storey rear extension exists, with a flat roof. The existing roof is in very poor and deteriorating condition.

3. The Proposal

3.1 Description of Development

The proposal seeks full planning permission for the change of use of 71 Daisy Hill from Use Class E to four self-contained residential dwellings (Use Class C3), together with the following external alterations:

- Removal of the existing ground floor commercial shopfront and replacement with a new stone frontage incorporating two entrance doors and two windows
- Front roof dormer to serve the loft level flat
- Rear roof dormer to serve the loft level flat
- Straightening of the existing raking rear eaves to create a level eaves line
- Replacement of the existing flat roof to the rear single-storey extension with a pitched roof, reducing ridge height to match existing flat roof level

The four proposed dwellings are as follows:

- Flat 1 — Ground floor: 1-bedroom dwelling, 37 sq.m — front access via new entrance door on front elevation
- Flat 2 — Ground floor: 2-bedroom, 3-person dwelling, 61.5 sq.m — rear access; designed to accessible standard
- Flat 3 — First floor: 2-bedroom, 4-person dwelling, 71 sq.m
- Flat 4 — Loft level: 2-bedroom, 3-person dwelling, 62 sq.m

3.2 Space Standards

All four dwellings comply with or exceed the Nationally Described Space Standards (NDSS):

Flat	Location	Bedrooms / Persons	Area Provided	NDSS Minimum
Flat 1	Ground Floor	1 bed / 2 person	37 sq.m	37 sq.m
Flat 2	Ground Floor	2 bed / 3 person	61.5 sq.m	61 sq.m
Flat 3	First Floor	2 bed / 4 person	71 sq.m	70 sq.m
Flat 4	Loft Level	2 bed / 3 person	62 sq.m	61 sq.m

All four dwellings meet or exceed their respective NDSS minimum floor areas, with individual bedroom sizes meeting the required minima. The development delivers a net gain of four dwellings in a sustainable, accessible town centre location.

3.3 Front Elevation — Shopfront Replacement

The existing ground floor commercial shopfront is to be removed and replaced with a new frontage in keeping with the residential character of the building and the wider streetscape of Daisy Hill. The new front elevation will incorporate two entrance doors positioned at the boundary ends of the ground floor

bay, and two windows positioned centrally between them. This arrangement directly reflects the approach taken by a number of neighbouring and nearby properties on Daisy Hill and within the wider Dewsbury town centre area, several of which have successfully completed comparable shopfront-to-residential conversions.

The new frontage will be constructed in natural stone — matching in style and character the traditional stone construction of the upper floors of the building and the wider streetscape. This approach goes beyond the approach taken by at least one neighbouring converted property, which has used a pressed panel system imitating stone rather than genuine stone construction. The use of real stone is considered significantly more appropriate in the context of the Dewsbury Town Centre Conservation Area, more sympathetic to the character and fabric of the historic building, and more consistent with the high quality of materials that the NPPF and the Kirklees Local Plan require in conservation area settings. Kirklees Conservation Area guidance and Historic England's advice on shopfront design both recognise the removal of intrusive shopfronts and their replacement with materials appropriate to the host building as a positive heritage outcome.

3.4 Front Roof Dormer

A pitched roof dormer is proposed to the front roof slope to provide roof lighting and headroom to Flat 4 at loft level. The dormer is set back approximately 1.5 metres from the front wall of the building, a set-back of sufficient depth that the dormer will not be visible from the public highway or from the immediate street scene on Daisy Hill. This is a consequence of both the set-back distance and the steep pitch of the existing roof, which means the dormer falls entirely behind the ridge line and roofline as viewed from street level.

The dormer is designed with a pitched roof — the form universally preferred by Kirklees Council and consistent with national guidance on dormer design in conservation areas. A pitched roof dormer is sympathetic to the host roof form and avoids the flat or mono-pitch forms that can appear incongruous on traditional pitched roof buildings. As the dormer is not visible from the street, it will have no impact on the character or appearance of the conservation area as viewed from any public vantage point. The roof covering will match the existing roof materials.

3.5 Rear Roof Dormer

A full-width pitched roof dormer is proposed to the rear roof slope, set in approximately 300mm from the external walls on each side to maintain the appearance of the roof slope and avoid a box-like appearance. The rear dormer serves Flat 4 at loft level, providing habitable room floor area, natural light and ventilation to the rear-facing rooms.

As with the front dormer, the rear dormer is designed with a pitched roof in accordance with Kirklees Council's design preferences and the relevant provisions of the NPPF and national guidance on dormer design. A pitched roof form is more sympathetic to the character of the host building and the wider roofscape than flat or mono-pitch alternatives. The 300mm set-in from the party walls ensures the dormer reads as a subservient addition to the main roof rather than a dominant element. The roof covering will match the existing roof materials. The rear elevation is not visible from any public street or highway.

3.6 Rear Eaves — Straightening

The existing rear elevation has a raking or sloped eaves line, which is an irregular feature inconsistent with the general character of the building and the streetscape. The proposal is to straighten the rear eaves to create a level, consistent eaves line. This alteration follows the approach already successfully implemented at a neighbouring property on Daisy Hill, which has carried out an identical amendment to its rear eaves as part of a comparable change of use and conversion scheme. The resulting level eaves line is considered more appropriate to the character of the building and is consistent with the established pattern of alterations to buildings in the immediate vicinity.

3.7 Rear Single-Storey Extension — Pitched Roof Replacement

An existing single-storey rear extension is present at the property. The extension itself is retained; however, the existing flat roof, which is in very poor condition as part of the wider dereliction of the building, is to be replaced. The flat roof will be replaced with a pitched roof, with the ridge height of the

new pitched roof kept at or below the level of the existing flat roof. The overall footprint and height envelope of the rear extension is therefore not increased.

A pitched roof is significantly more appropriate to the character of a traditional stone-built Victorian terrace than a flat roof, which is generally considered to be an unsympathetic addition to older buildings of this type. The replacement of the flat roof with a pitched roof will improve the visual quality of the rear elevation and is consistent with good design practice for the repair and improvement of historic buildings. Kirklees Council and Historic England both recognise the replacement of flat roofs with pitched roofs as a positive design outcome in appropriate circumstances. The retention of the same height envelope ensures that the works will have no adverse impact upon the neighbouring residential property in terms of loss of light, outlook or overbearing effect.

4. Access

4.1 Pedestrian and Vehicular Access

Access to the site and to the individual dwellings is as follows. Flat 1 on the ground floor is accessed via a new entrance door on the front elevation facing Daisy Hill. Flat 2 on the ground floor is accessed to the rear of the property, from the rear service road and parking area. Flats 3 and 4 on the upper floors are accessed internally via the common stair arrangement within the building.

Vehicular access to the rear parking court is maintained from the existing rear service road. Four off-street parking spaces are provided — one per dwelling — consistent with Kirklees parking standards for a town centre residential development. The front elevation access from Daisy Hill is unaffected by the proposals other than the replacement of the shopfront with an appropriate residential entrance door.

The site is highly accessible by public transport and on foot. Dewsbury Railway Station is within walking distance of the site, together with a comprehensive bus network serving the town centre. The sustainable location of the site reduces reliance on the private car, consistent with NPPF Chapter 9 and Kirklees Local Plan policy LP30.

4.2 Accessible Design — Flat 2

Flat 2, located on the ground floor with rear access, has been specifically designed to be accessible for persons with physical limitations. The design incorporates level access at the entrance with no steps, wider doorways and corridor widths throughout to accommodate wheelchair users, and an accessible shower room in place of a standard bathroom — providing a wet room style layout with level access shower, appropriate turning space and correctly positioned fixtures.

The provision of an accessible dwelling within the scheme ensures that the development is inclusive and meets the diverse needs of the community. This is consistent with the requirements of Part M of the Building Regulations (Access to and Use of Buildings), specifically the M4(2) accessible and adaptable standard, and with the inclusive design principles set out in NPPF Chapter 12. Kirklees Local Plan policy LP24 also requires new dwellings to meet appropriate accessibility standards. The inclusion of an accessible dwelling at ground floor level with rear access is a positive design feature of the scheme and will be secured by condition if required by the local planning authority.

5. Amenity

The proposed conversion has been designed to ensure that future occupiers of all four dwellings enjoy a satisfactory standard of residential amenity. Each dwelling benefits from adequate natural light to all habitable rooms through existing and proposed window openings, appropriate room sizes exceeding NDSS minima, and satisfactory levels of privacy. The introduction of roof dormers to the front and rear of the building significantly improves the natural light and usable floor area available to Flat 4 at loft level.

The replacement of the flat roof to the rear single-storey extension with a pitched roof, at no greater height than the existing flat roof, will have no adverse impact upon the amenity of the neighbouring residential property to the rear. There will be no loss of light, no overbearing effect and no loss of outlook as a consequence of this alteration, given that the overall height envelope is retained.

The change of use to residential is consistent with the mix of uses already present along Daisy Hill and the surrounding streets. The introduction of residential occupation, replacing a long-term vacant and derelict commercial building, will improve the natural surveillance and animation of the streetscape and have a positive impact on the amenity and vitality of the immediate area.

6. Planning Policy

6.1 National Planning Policy Framework (NPPF)

The proposal accords with the following key provisions of the NPPF (December 2023):

Chapter 4 (Decision-Making) confirms that planning decisions should enable the delivery of sustainable development. The conversion of a long-term vacant and derelict commercial building in a sustainable town centre location delivers social, economic and environmental dimensions of sustainable development simultaneously.

Chapter 5 (Delivering a Sufficient Supply of Homes) sets out the Government's objective of significantly boosting the supply of homes. The delivery of four dwellings through the conversion of a redundant commercial building in a town centre location represents an efficient use of an existing brownfield building and makes a direct contribution to housing land supply.

Chapter 9 (Promoting Sustainable Transport) is relevant to the accessible location of the site and the level of parking provision proposed. The town centre location with excellent public transport connectivity, combined with one parking space per dwelling, represents a sustainable approach to transport and parking.

Chapter 12 (Achieving Well-Designed Places) requires development to be of high quality design that is well integrated into its surroundings. The design approach to the external alterations — the use of real stone, pitched roof dormers, replacement of flat roof with pitched roof, and straightening of the rear eaves — has been carefully considered to ensure the building is improved in character and appearance, consistent with the highest standards of design in a conservation area setting. The provision of an accessible dwelling demonstrates the inclusive design principles required by this chapter.

Chapter 16 (Conserving and Enhancing the Historic Environment) is directly relevant given the conservation area setting. The Heritage Statement at Part B provides the detailed assessment, but in summary the proposal preserves the character and appearance of the Dewsbury Town Centre Conservation Area and the external alterations proposed represent a positive improvement to the building and a beneficial contribution to the historic streetscape.

6.2 Kirklees Local Plan (Adopted February 2019)

The following adopted Kirklees Local Plan policies are of relevance to this application:

Policy	Title	Relevance to Proposal
LP1	Presumption in Favour of Sustainable Development	The proposal represents the beneficial reuse of a vacant and derelict brownfield building in a sustainable town centre location, consistent in all respects with the presumption in favour of sustainable development.
LP2	Settlement Hierarchy	Dewsbury is identified within the settlement hierarchy as a main town. Town centre locations are appropriate and encouraged for the intensification of residential use.
LP3	General Principles	The proposal delivers a mix of residential accommodation in a sustainable location without adverse impact upon residential amenity or the character and appearance of the conservation area. The design quality of the external alterations is high.
LP7	Efficient Use of Land	The conversion of a long-term vacant and derelict building to

		four dwellings represents a highly efficient use of the existing building stock and contributes positively to housing land supply.
LP21	Affordable Housing	The scheme provides four units. The applicant will engage with Kirklees regarding any affordable housing obligations as required by the adopted policy thresholds.
LP22	Housing Mix	The scheme delivers a mix of 1- and 2-bedroom units, contributing to the local housing mix and addressing identified need for smaller dwellings in the Dewsbury area.
LP24	Housing Standards	All dwellings meet or exceed the Nationally Described Space Standards. Flat 2 is designed to the M4(2) Accessible and Adaptable standard, promoting inclusive design in accordance with the policy requirement.
LP30	Accessibility and Transport	The site is in a highly accessible town centre location with excellent public transport links. Four off-street parking spaces (one per dwelling) are provided to the rear, consistent with Kirklees parking standards for this location.
LP31	New Development and Highway Safety	Access arrangements are unchanged from the existing. Rear parking is accessed from the existing service road. No highway safety issues arise.
LP51	Conservation Areas	The proposal preserves and enhances the character and appearance of the Dewsbury Town Centre Conservation Area. The external alterations use high-quality materials, adopt pitched roof forms preferred by the Council, and remove the intrusive shopfront in favour of a stone frontage more appropriate to the historic building. Full heritage assessment is at Part B.
LP52	Heritage Assets	The proposal is fully informed by an assessment of heritage significance. The Heritage Statement at Part B demonstrates that the proposed development conserves and enhances the significance of the conservation area.

6.3 Established Precedent on Daisy Hill and the Wider Area

There is a clear and well-established pattern of approval for commercial-to-residential conversions on Daisy Hill and within the wider Dewsbury town centre area, including numerous properties that have undergone comparable changes of use and external alterations involving shopfront removal and replacement, dormer additions, and roof alterations, all within the conservation area. The following planning decisions on Daisy Hill itself are of direct material relevance:

1. 67 Daisy Hill (Ref: 2022/91597) — Change of use of retail unit to create residential dwellings within a Conservation Area: **CONDITIONAL FULL PERMISSION** granted 12 December 2022.
2. 81-83 Daisy Hill (Ref: 2017/90071) — Change of use of ground floor from office (A2) to 2 self-contained flats and installation of windows, doors and bin store to rear: **APPROVED**.
3. 85 Daisy Hill (Ref: 2016/93130) — Listed Building Consent for conversion of shop/living accommodation to 6 flats including partial demolition and re-building within a Conservation Area: **APPROVED**.
4. 81-83 Daisy Hill (Ref: 2013/91671) — Alterations to convert existing offices/vacant storage floors to 5 apartments within a Conservation Area: **APPROVED**.

These decisions, together with the numerous comparable conversions visible within the street and the wider Dewsbury town centre conservation area, demonstrate that Kirklees Metropolitan Council has consistently supported the principle of commercial-to-residential conversion with associated external

alterations on Daisy Hill. The current proposal is directly comparable in nature and scale to those already approved and is consistent with the established pattern of development in the area.

PART B — HERITAGE STATEMENT

7. Introduction — Heritage Statement

This Heritage Statement has been prepared by UHDesign Architectural Services in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) in relation to the Historic Environment. It accompanies the full planning application for the change of use of 71 Daisy Hill, Dewsbury, WF13 1LT, to four residential dwellings (Use Class C3) with associated external alterations.

The statement identifies the relevant heritage assets, assesses their significance, and evaluates the impact of the proposed development — including the external alterations — upon that significance, with reference to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and adopted Kirklees Local Plan policies LP51 and LP52.

8. Heritage Assets and Designations

8.1 Dewsbury Town Centre Conservation Area

The application site falls within the Dewsbury Town Centre Conservation Area, designated by Kirklees Metropolitan Council. The Conservation Area is one of the largest in the Kirklees district and encompasses the historic commercial and civic core of Dewsbury, including its Victorian and Edwardian shopping streets, the Minster, the Town Hall and the surrounding network of fine-grained commercial streets.

The Kirklees Conservation Area Appraisal identifies the Westgate/Daisy Hill area as Character Area 4, described as having a narrow and enclosed streetscape where the irregularity of the street alignment creates an intimate and fine-grained ambience. The appraisal notes the importance of the traditional stone-built commercial buildings that line these streets, the continuity of the built frontage, and the historic character of the shopfronts and upper floors.

The Conservation Area is identified as being at risk. Kirklees Council and Historic England have established the Dewsbury Heritage Action Zone (HAZ) specifically to address the widespread vacancy and deterioration of buildings within the conservation area boundary. The HAZ promotes a "living town" concept that directly encourages the reuse and conversion of vacant commercial buildings to bring them back into active residential occupation.

8.2 Listed Buildings

The building at 71 Daisy Hill is not listed. There are listed buildings within the wider Dewsbury Town Centre Conservation Area — including Dewsbury Minster and the Town Hall — but these are not in the immediate vicinity of the site and are not materially affected by the proposed development.

8.3 Archaeological Potential

Dewsbury town centre has recognised archaeological potential relating to its early urban origins and medieval development. However, the application proposals involve no ground-breaking works — the existing building footprint is entirely retained. No archaeological evaluation or investigation is therefore considered necessary in connection with this application.

9. Significance of the Heritage Asset

9.1 Historic and Architectural Character

The building at 71 Daisy Hill is a three-storey mid-terraced stone-built property forming part of the continuous commercial frontage of Daisy Hill. The stone construction, vertical window proportions and traditional roofline are characteristic of late Victorian and Edwardian commercial development and contribute positively to the group value and historic character of the Westgate/Daisy Hill character area.

The building's significance as a heritage asset derives principally from its contribution to the character and appearance of the conservation area — specifically the continuity and integrity of the historic commercial frontage, its massing, scale and materials, and its relationship to the neighbouring properties within the terrace. The building does not have individual designation and does not possess exceptional historic or architectural interest beyond its contribution to the group and the conservation area as a whole.

9.2 Current Condition and Vulnerability

The building has been vacant and derelict since approximately 2012-2013 — a period in excess of ten years. As a result it is in serious disrepair throughout, with the roof in particularly poor condition requiring complete replacement. Long-term vacancy and dereliction represent one of the primary threats to the character and integrity of historic town centre conservation areas. The Dewsbury HAZ programme has specifically identified this pattern of vacancy, deterioration and dereliction as the principal risk to the conservation area's significance.

The existing ground floor commercial shopfront, whilst historically characteristic of the building's former commercial use, now presents as a vacant and dilapidated frontage that detracts from rather than enhances the character of the streetscape. The existing flat roof to the rear extension is equally incongruous with the character of the historic stone building.

10. Assessment of Impact

10.1 Change of Use

The reactivation of a long-term vacant and derelict building through residential conversion will have a demonstrably beneficial impact on the conservation area. Bringing the building back into active residential occupation will secure its long-term future, arrest the deterioration associated with vacancy and dereliction, ensure ongoing maintenance of the building fabric, and contribute to the vitality, surveillance and activity of the historic streetscape. This outcome is directly consistent with the objectives of the Dewsbury Heritage Action Zone and the "living town" concept supported by both Kirklees Council and Historic England.

10.2 Front Elevation — Shopfront Replacement

The removal of the existing vacant commercial shopfront and its replacement with a residential frontage in natural stone is considered to be a positive heritage outcome. The new frontage, incorporating two entrance doors and two windows in a straightforward and unadorned composition, will read as a sympathetic residential conversion appropriate to the historic stone building. The use of real natural stone — in contrast to the pressed imitation stone used by at least one neighbouring property — is the highest quality approach and is fully consistent with the materials guidance contained in the Kirklees Conservation Area Appraisal and Historic England's published guidance on the design of alterations to buildings in conservation areas.

Historic England's guidance on shopfronts and the Kirklees Conservation Area policies both recognise that the removal of intrusive or incompatible shopfronts and their replacement with materials and designs sympathetic to the host building and the conservation area is a positive heritage intervention. The proposed works are consistent with this established principle and directly reflect the approach successfully taken at a number of comparable properties on Daisy Hill and in the wider conservation area.

10.3 Front Roof Dormer

The front dormer is set back approximately 1.5 metres from the front wall of the building. At this depth of set-back, combined with the pitch of the existing roof, the dormer will not be visible from the public highway or from the street scene on Daisy Hill. The dormer therefore has no impact on the character or appearance of the conservation area as experienced from any public vantage point.

The pitched roof form of the dormer is consistent with Kirklees Council's design guidance and with Historic England's published advice, which identifies pitched roof dormers as generally more sympathetic to traditional roof forms than flat or mono-pitch alternatives. The roof covering will match the existing materials. The dormer does not project beyond the ridge line and is entirely subservient to the main roof form.

10.4 Rear Roof Dormer

The rear dormer, whilst full-width, is set in 300mm from the external walls on each side and is designed with a pitched roof form, consistent with the Council's design preferences. The rear elevation of the building is not visible from any public highway or public space and the rear dormer therefore has no impact on the publicly experienced character or appearance of the conservation area.

The pitched roof form, 300mm set-in from party walls, and use of matching roof materials ensure that the dormer is well-designed and sympathetic to the host building, consistent with the requirements of NPPF Chapter 12 and LP51.

10.5 Rear Eaves — Straightening

The straightening of the existing raking rear eaves to create a level eaves line is a minor but positive alteration. The raking eaves is an irregular and somewhat incongruous feature of the existing building. A level eaves line is more consistent with the character of a traditional stone-built terrace. The alteration follows the approach already taken at a neighbouring property on Daisy Hill and, as the rear elevation is not visible from any public vantage point, it has no adverse impact on the conservation area.

10.6 Rear Single-Storey Extension — Pitched Roof

The replacement of the existing flat roof to the rear single-storey extension with a pitched roof is a positive design intervention. Flat roofs are generally considered to be unsympathetic additions to traditional stone-built Victorian terraces and their replacement with pitched roofs is widely regarded as an improvement by conservation officers and Historic England. The ridge of the new pitched roof is held at or below the level of the existing flat roof, meaning the overall height envelope of the rear extension is not increased and there is no impact on the neighbouring property in terms of light, outlook or overbearing effect. The replacement of the flat roof forms part of the necessary repair and reinstatement works associated with the wider conversion of a derelict building.

10.7 Impact on Listed Buildings

The nearest listed buildings are located within the wider conservation area but are not in the immediate vicinity of the application site. The proposed development will have no impact — direct, indirect or visual — upon the significance of any listed building or its setting.

10.8 Overall Heritage Assessment

Taking the proposals in the round, the application represents a comprehensive and high-quality scheme that will bring a long-vacant and deteriorating building back into active use, significantly improve its condition and appearance, and make a positive contribution to the character and vitality of the Dewsbury Town Centre Conservation Area. Each of the external alterations has been carefully designed to be sympathetic to the character of the historic building and the conservation area setting. No harm to the significance of any heritage asset is identified.

11. Statutory Duty and Policy Compliance

11.1 Section 72 — Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It is submitted that the proposed development satisfies this duty in full. The external alterations preserve and in several respects enhance the character and appearance of the conservation area — most notably through the replacement of the derelict shopfront with a natural stone frontage, the replacement of the incongruous flat roof extension with a pitched roof, and the reactivation of a long-vacant and deteriorating building.

11.2 NPPF Chapter 16

Paragraph 199 of the NPPF requires applicants to describe the significance of heritage assets affected by a proposal. This Heritage Statement fulfils that requirement. Paragraph 200 requires an assessment of impact on heritage significance. The assessment at Section 10 above demonstrates that the proposal will preserve and enhance the significance of the Dewsbury Town Centre Conservation Area. Paragraph 206 provides that where less than substantial harm is identified it should be weighed against public benefits. In this case no harm to heritage significance is identified — the proposal is wholly beneficial in heritage terms and is therefore fully consistent with Chapter 16 of the NPPF.

11.3 Kirklees Local Plan

Policy LP51 requires development within or affecting conservation areas to preserve or enhance their character or appearance. As demonstrated above, the proposal does both — preserving the external fabric of the historic building and enhancing its condition, appearance and contribution to the streetscape. Policy LP52 requires development affecting heritage assets to be informed by an assessment of significance. This Heritage Statement provides that assessment and demonstrates full compliance with LP52.

11.4 Established Precedent

As noted in Part A, there is a clear and consistent pattern of approval for comparable commercial-to-residential conversions with external alterations on Daisy Hill, including at 67 Daisy Hill (Ref: 2022/91597), 81-83 Daisy Hill (Refs: 2013/91671 and 2017/90071), and 85 Daisy Hill (Ref: 2016/93130). These approvals confirm that Kirklees has consistently found such proposals to be acceptable in heritage terms within the Dewsbury Town Centre Conservation Area.

12. Conclusion

This combined Design and Access Statement and Heritage Statement has been prepared by UHDesign Architectural Services in support of a full planning application for the change of use of 71 Daisy Hill, Dewsbury, WF13 1LT, from its last lawful Use Class E (financial and professional services) to four self-contained residential dwellings (Use Class C3) with associated external alterations, on behalf of Muhammad Suhaib Bin Arshad.

In summary, the proposed development:

- Brings back into active residential use a building that has been vacant and derelict for over ten years, delivering four quality dwellings in a highly sustainable and accessible town centre location within the Dewsbury Town Centre Conservation Area.
- Delivers four dwellings all meeting or exceeding the Nationally Described Space Standards, with a mix of 1- and 2-bedroom units responding to identified local housing need. Flat 2 is specifically designed to the M4(2) Accessible and Adaptable standard, providing an inclusive dwelling suitable for persons with physical disabilities and ensuring the development meets the diverse needs of the community.
- Provides four off-street parking spaces to the rear (one per dwelling), with dedicated front and rear access to individual dwellings from Daisy Hill and the rear service road respectively.

- Replaces the existing derelict commercial shopfront with a new stone frontage in natural stone — a higher quality approach than the imitation pressed stone adopted by neighbouring converted properties — creating a residential elevation that is sympathetic to the character of the historic building and the Dewsbury Town Centre Conservation Area.
- Introduces pitched roof dormers to both the front and rear roof slopes. The front dormer is set back approximately 1.5 metres from the front wall and is not visible from the street scene. Both dormers are of a pitched roof form consistent with Kirklees Council's design preferences and Historic England's guidance on dormer design in conservation area settings.
- Straightens the existing raking rear eaves in line with the approach already adopted by a neighbouring property, and replaces the existing incongruous flat roof to the rear single-storey extension with a pitched roof, held within the same height envelope, improving the appearance of the rear elevation without any adverse impact on the neighbouring residential property in terms of light, outlook or overbearing effect.
- Is fully consistent with the NPPF — including Chapters 5, 9, 12 and 16 — and with adopted Kirklees Local Plan policies LP1, LP2, LP3, LP7, LP21, LP22, LP24, LP30, LP31, LP51 and LP52.
- Preserves and enhances the character and appearance of the Dewsbury Town Centre Conservation Area, fully satisfying the Section 72 duty, and is directly supported by an established and consistent pattern of approved commercial-to-residential conversions on Daisy Hill and in the wider conservation area.

UHDesign Architectural Services respectfully commends this application to Kirklees Metropolitan Council for favourable consideration.