

Heritage and Design & Access Statement for 1432 Manchester Road, Slaithwaite, HD7 5JX

1.0 Introduction

- 1.1 Elizabeth Parr Architect has been appointed by the applicant, Miss P. Ryan, to prepare and submit a planning application for the property at 1432 Manchester Road, Slaithwaite. The proposal seeks to convert the existing dwelling into two high-quality one-bedroom apartments aimed at young professionals and other occupiers wishing to benefit from excellent public transport connections and the amenities of Slaithwaite village.

2.0 Site Location

- 2.1 Slaithwaite is a small Pennine town located within the Colne Valley, approximately 5 miles south- west of Huddersfield town centre. Whilst there has been a settlement in the area since the 12th century, the village expanded significantly during the Industrial Revolution as a result of the textile industry. Following a period of economic decline associated with the contraction of local manufacturing, the village has experienced substantial regeneration, particularly since the restoration and reopening of the Huddersfield Narrow Canal in 2000. Today, Slaithwaite is a highly desirable residential location and a popular visitor destination.
- 2.2 The application property lies on the southern edge of the Slaithwaite Conservation Area. The Conservation Area contains a significant number of buildings dating from the Industrial Revolution, typically characterised by natural stone construction, stone slate roofs and vertically proportioned openings. The property forms the corner dwelling within a terrace of connected residential properties fronting Manchester Road and adjoining an unadopted lane linking Manchester Road with Kiln Hill. Vehicular and pedestrian access is taken directly from Manchester Road.
- 2.3 The surrounding area comprises a mix of residential and commercial uses. The site benefits from excellent access to local services and amenities, including shops, cafés, public houses, healthcare facilities and public transport. The nearby Huddersfield Narrow Canal, Colne Valley Leisure Centre with swimming pool and Spa Park provide opportunities for recreation, exercise and leisure, contributing positively to residents' health and wellbeing. Slaithwaite railway station is within easy walking distance and a bus stop is located immediately adjacent to the site, providing convenient connections to Huddersfield and neighbouring settlements.

3.0 The Proposal

- 3.1 The proposal involves the conversion of the existing dwelling into two self-contained one-bedroom apartments. Both apartments will be accessed through the existing front entrance, leading to a shared communal vestibule.

The ground floor apartment will comprise:

- Open-plan living, dining and kitchen area;
- One bedroom;
- Bathroom; and
- Dedicated storage space.

The first-floor apartment will comprise:

- Open-plan living, dining and kitchen area;
- Home office/study space;
- One bedroom;
- Bathroom; and
- Dedicated storage space.

3.2 The property is currently in a poor state of repair and requires comprehensive refurbishment to bring it up to modern living standards. The works will include:

- Removal of internal non-loadbearing partitions where required;
- Renewal of internal finishes;
- Upgrading thermal insulation to external walls, floor and loft;
- Complete rewiring and replacement of plumbing systems;
- Installation of energy-efficient heating and hot water systems, including the potential use of an Air Source Heat Pump and/or solar photovoltaic panels.

These measures will significantly improve the energy efficiency and sustainability of the building whilst securing its long-term future.

3.3 Existing windows will be replaced with high-quality uPVC sliding sash windows designed to reflect the traditional character of the Conservation Area. New stone mullions will be introduced within the wider openings on the eastern elevation to create window proportions more consistent with those found on historic buildings within the surrounding area.

3.4 The existing pebble-dashed rendered finish to the external walls will be repaired where necessary and redecorated in a muted heritage colour appropriate to the character and appearance of the Slaithwaite Conservation Area

3.4 The internal arrangement has been carefully considered to maximise residential amenity. Bedrooms will be positioned to the rear of the property, away from Manchester Road, reducing exposure to traffic noise and improving privacy. Living spaces will be located to the front of the building to maximise natural daylight and provide active frontage overlooking the street.

3.5 The communal external area to the front of the property will be enhanced through the removal of the existing timber fencing above the stone boundary wall to reveal existing metal railings which will be restored and be more appropriate to the character of the Conservation Area. Additional planting will be introduced to soften the appearance of the site, improve biodiversity, absorb noise and create an attractive communal outdoor space for residents. Provision will also be made within the communal space for storage of 4 wheelie bins within a secure storage unit with a green roof, and bicycle parking.

3.6 Given the site's highly sustainable location and excellent accessibility to public transport, it is considered acceptable for the development to continue to utilise the existing on-street parking available on Manchester Road and the adjacent unadopted lane. As the proposal does not increase the level of residential occupancy beyond the existing situation, it is not anticipated to result in any additional demand for parking.

4.0 Planning and Heritage Justification

4.1 The proposal supports the objectives of the Kirklees Local Plan, including the need to increase the supply and variety of housing across the borough. The development will provide two additional

residential units in a sustainable location and contribute towards meeting local housing demand, particularly for smaller apartments.

- 4.2 The refurbishment and reoccupation of this currently underutilised property will secure the long-term future of the building and enhance its contribution to the character and appearance of the Conservation Area.
- 4.3 The site is exceptionally well located for residential use, benefiting from proximity to public transport, local services, employment opportunities and recreational facilities. Future occupants will be able to access everyday amenities without reliance on private vehicles.
- 4.4 The development will improve the quality of the local housing stock by providing two energy-efficient homes that meet modern living standards. The apartments will appeal to a wide range of occupiers, including young professionals, single people, couples and older residents seeking conveniently located accommodation within walking distance of village facilities.
- 4.5 The proposed external alterations have been carefully designed to respect and enhance the character of the Conservation Area. The introduction of traditionally proportioned windows, stone detailing, improved boundary treatments and landscape enhancements will result in a positive visual improvement to this prominent gateway location.

5.0 Conclusion

- 5.1 The proposed conversion of 1432 Manchester Road will deliver two high-quality, energy-efficient residential apartments within a sustainable and highly accessible location. The development will secure the future of a building currently in need of substantial repair, enhance its appearance, and make a positive contribution to the character and appearance of the Slaithwaite Conservation Area.
- 5.2 The proposal represents an appropriate form of development that responds positively to local housing needs, supports the objectives of the Kirklees Local Plan and will contribute to the continued regeneration and vitality of Slaithwaite. The scheme is therefore considered to be sustainable development and is respectfully recommended for approval.