



DESIGN & ACCESS / HERITAGE STATEMENT

Date: October 2026

Project: Change of use former store area
associated with former Croft
House Surgery into one
residential unit

Project No.: 3373

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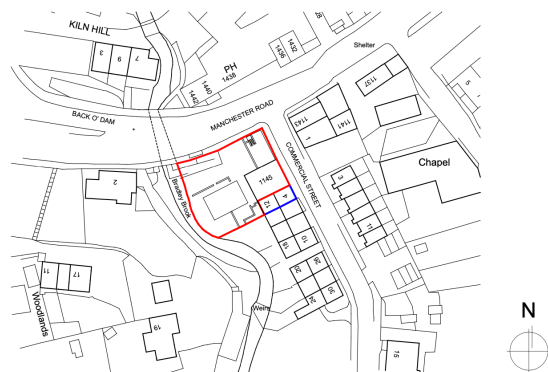
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This document is intended to be read as supplementary support information to the planning application forms and accompanying drawings. Any illustrations within this and other supporting documents are intended for illustrative purposes and do not take precedence over the formal application drawings.

1.0 Introduction and Background

- 1.01 This document has been prepared to support a planning application for the change of use former store area associated with former Croft House Surgery into one residential unit at the corner of Manchester Road and Commercial Street in Slaithwaite to the west of Huddersfield.
- 1.02 The surgery building was almost certainly built originally as a dwelling and later converted. This original building has been redeveloped to apartments and two new residential units constructed on the site of the surgery car park. Planning application 2021/91975.
- 1.03 The local area comprises a mixture of residential and commercial premises. It is a popular area because of easy access to an extensive range of local facilities and amenities. Slaithwaite centre is one of the best local centres, with excellent links to public transport networks.
- 1.04 There is a bus stop immediately adjacent to the site boundary giving excellent communication with Huddersfield and beyond.



Location Plan

2.00 Policy

2.01 Residential redevelopment of a brownfield site in an eminently sustainable location conforms with both The National Planning Policy Framework (the Framework) which forms the overarching planning guidance for the country, and the Kirklees Local Plan.

2.02 Given the continuing need for smaller, semi-urban residential provision, and the sustainable location where a full range of shops and services can be reached by foot and public transport, the application scheme will help to meet the development aspirations of the local authority as set out in the Kirklees Local Plan.



3.00

Amount, Scale, Layout, Design and Landscaping

- 3.01 The existing gross floor area of the store area is 44 sq.m. The overall site area is 658 sq.m.

- 3.02 The surgery has already undergone conversion to 4 no. one-bed apartments ranging from 43.6 sq.m to 53.4 sq.m. This application is for an additional one-bed apartment in the final undeveloped lower ground floor store area of the former surgery, with an area of approximately 44 sq.m.

- 3.03 The scale of development is thus in keeping with that of the surroundings which comprises an informal mix of one, two and three storey buildings.

- 3.04 The previously approved arrangement has produced a balanced layout of building to open-space and between semi-private and private.

- 3.05 The finished scheme will sit comfortably within the existing townscape and will, in our opinion, constitute a further improvement to the site.

- 3.06 External works have been limited and its anticipated no further works will be required for this application.

4.00 Access

- 4.01 Access is totally unaffected by the proposal and remains as existing.

- 4.02 No designated parking spaces will be provided on-site. The location is highly sustainable, offering excellent access to nearby bus and rail links. Additionally, on-street parking is available in the vicinity, and dedicated cycle storage will be provided.