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Job reference: 2026 enquiry 74

Address: 17 Wellington Road
Dewsbury WF13 1HF

Date: 8-11-2026

Extra notes: **design and access report**
change of use from vacant offices(Ec use) on ground floor to form 4no 1bed apartments(C3 use)

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the conversion of the vacant ground-floor office accommodation at 17 Wellington Road, Dewsbury, to provide four self-contained one-bedroom apartments. Apparently the offices has already been vacant for several months before our clients had purchased the whole property.

The property is a Grade II listed building dating from approximately 1855, originally constructed as a textile (wool) warehouse. The building occupies a prominent corner position within Dewsbury town centre and represents an important part of the town's historic commercial and industrial heritage.

The upper floors have already been converted to residential accommodation. The application seeks to extend the established residential use to the remaining ground-floor accommodation, which is currently vacant. The design approach seeks to provide a practical and sustainable residential layout whilst respecting the architectural character and historic significance of the existing building. There are no external alterations on this change of use application.

2. Site and Surrounding Context

17 Wellington Road is situated within an established town-centre environment, characterised by historic commercial buildings, retail premises, offices and residential accommodation. The property is within convenient walking distance of local shops, services, public transport facilities and other everyday amenities. Dewsbury railway station is located nearby, providing access to wider public transport connections. The building forms part of the historic commercial townscape of Wellington Road and is recognised for its architectural and historic interest.

Its location is considered suitable for residential accommodation, particularly given the established residential use of the upper floors.

3. Existing Building and Site Conditions

The building was originally constructed as a textile warehouse during the nineteenth century and has subsequently undergone various adaptations to accommodate changing commercial and residential requirements. The building is Grade II listed and is identified by Historic England under List Entry No. 1480902. The upper floors have already been converted into residential accommodation. The ground floor has most recently been used as office accommodation but is now vacant for several months. The existing building envelope and principal external architectural composition will be retained. The application relates solely to the ground-floor accommodation and does not propose an increase in the building's footprint or height. The proposed conversion will make use of the existing building and its established structural constraints arrangement.

There was an approval planning reference back in 2015-90702 whether 2no apartments were created at the rear area and the front portion remains as offices. However, offices within town centre that do not have car parking or state of the arts IT provisions seemed to struggle to rent post Covid. The technology has advanced such that smaller and more powerful laptops and now even the cellphones are capable of doing complex work tasks. Therefore the trend has evolved that most offices within town centre are being converted into apartments being the norm.

4. Design Objectives

The principal design objectives are:

- To bring the vacant ground-floor accommodation back into beneficial fresh use.
- To provide 4noself-contained one-bedroom apartments for one person.
- To make efficient use of the existing internal floor area.
- To provide functional and attractive residential accommodation.
- To maximise the use of existing window openings for natural daylight and outlook.
- There are no historic architectural features or fabric within the property.
- To minimise alterations to the listed building.
- To create a residential environment compatible with the existing apartments above.

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The design approach is based upon adapting the existing building rather than imposing an entirely new architectural arrangement upon it.

5. Proposed Development and Layout

The proposal involves the conversion of the entire ground-floor office accommodation to provide 4no independent one-bedroom apartments for one person.

Each apartment will provide the necessary facilities for independent residential occupation, including:

- Open planned living, dining and kitchen accommodation.
- Dedicated bedroom accommodation.
- Private bathroom facilities.
- Appropriate storage.
- Internal circulation and access arrangements utilising existing entrances.

The internal layout will be arranged to make efficient use of the existing floor area whilst maintaining appropriate standards of residential amenity. The position of existing windows and the availability of natural light will be important considerations when positioning the principal habitable rooms. Where practicable, living rooms and bedrooms will be positioned to benefit from existing external window openings, providing natural daylight and an appropriate outlook. The arrangement will also take account of the existing structural walls, columns, floor levels and other features which contribute to the character of the listed building.

6. Appearance and Architectural Treatment

The existing building has an established architectural identity derived from its nineteenth-century warehouse origins. Its sandstone construction, classical architectural detailing and prominent entrance elevation contribute towards its special architectural and historic interest. The proposal seeks to preserve this character. No increase in the building's height or footprint is proposed. The existing external architectural composition will be retained, with no unnecessary changes to the principal elevations. The proposed alterations will seek to respect the existing structural internally wherever practicable. Materials, finishes and detailing associated with any necessary repairs or alterations will be selected with regard to the building's listed status and its historic character.

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7. Residential Amenity and Living Conditions

The proposed apartments will provide additional residential accommodation within an established town-centre location.

The layout will seek to achieve a satisfactory standard of accommodation for future residents, having regard to:

- Internal floor area.
- Natural daylight and outlook.
- Ventilation.
- Privacy.
- Bedroom and living-room arrangements.
- Storage and circulation.
- Access to bathroom and kitchen facilities.

The design will seek to avoid poorly lit internal habitable rooms and make the best possible use of the existing window positions. The proposed accommodation will be assessed against the relevant minimum Nationally Described Space Standards and other applicable residential design guidance. The conversion will also take into account of the existing residential use on the upper floors, ensuring that the proposed ground-floor accommodation integrates appropriately with thealready established residential arrangement.

8. Access and Accessibility

The building occupies a sustainable town-centre location, with access to local services, shops and public transport facilities within convenient walking distance. The proposed development will utilise the existing building access arrangements, subject to the detailed design and any necessary alterations. The internal layout will seek to provide clear and practical circulation between the entrance, living accommodation, bedrooms and bathroom facilities.

The design will consider accessibility for residents and visitors, taking into account of the existing building's historic structure and physical constraints. The requirements of relevant Building Regulations, including fire safety, access and facilities for disabled people, will be addressed separately through the Building Control process. All the 3no existing entrances are to be used for access into the proposed ground floor apartments.

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9. Highways and Sustainable Transport

The development will provide 4noadditional homes within an established town-centre location. The proximity of Dewsbury railway station, local bus services, shops and everyday amenities provides residents with opportunities to travel sustainably without relying exclusively on private vehicles. The development will make efficient use of an existing building in a location where a range of public transport options are available.

10. Sustainability

The proposal represents a sustainable approach to development through the retention and reuse of an existing historic building. The conversion will avoid the environmental impact associated with demolition and replacement construction. The existing structural fabric and building envelope will be retained, with improvements incorporated where practicable and compatible with the listed status. The proposal will also bring vacant accommodation back into active use, contributing towards the long-term occupation and maintenance of the building.

11. Conclusion

The proposed development represents a sensitive and sustainable approach to the conversion of vacant ground-floor office accommodation into 4no self-contained one-bedroom apartments for one person. The design seeks to make effective use of the existing building whilst respecting its architectural character, historic fabric and Grade II listed status. The proposal will provide additional residential accommodation within a sustainable town-centre location, complementing the established residential use of the upper floors. The development will secure a beneficial future for the currently vacant ground-floor accommodation and contribute towards the continued regeneration and vitality of Dewsbury town centre. The Local Planning Authority is therefore respectfully requested to give favourable consideration to the proposed development.

Prepared by

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for and on behalf of Jade3 Architecture Limited