
Design & Access & Heritage Supporting Statement

Application: 4a Towngate Holmfirth First Floor Change of use to flat
Applicant: Mr & Mrs Kirk
Project: 4261
Date: July 2021

Introduction

This supporting statement has been prepared by Heppenstall Architects on behalf of the applicants Mr & Mrs Kirk to address design, access and heritage elements of the proposal.

Use

The existing building is a two storey building that is currently used as Sid's café at ground floor and the first floor was last used a hair dressing salon, but have been unoccupied for a couple of years.

The existing ground floor use as Sid's café is not part of this application will continue unaffected by this proposal.

This proposal is to change the use at the first floor from the former hair dressing salon to a self-contained flat.

Access

The existing internal stair that provided access to the hair dressing salon will remain to provide access to the proposed flat.

Amount & Scale

The proposed change of use simply reuses the existing floor area for a flat and does not increase the floor area. No extensions are proposed and the scale will remain unchanged.

Appearance

The proposed change of use works are entirely within the fabric of the existing building. No alterations are proposed to the exterior of the building and the existing appearance will remain unchanged.

Heritage

The building is not listed but is within a conservation area, and abuts a listed building.

The significance of the building is the contribution that it makes to the conservation area in terms of its scale, grouping and traditional use of materials.

The conversion of the building from a hair dressing salon to a self-contained flat will not alter the character of the conservation or cause any harm to the adjacent listed building.

Conclusion

- This application proposes to change the use of the first floor from a hair dressing salon to a flat.
- The proposal will not alter the exterior of the building.
- The proposal will not harm the conservation area.
- The proposal uses the existing access.
- The proposal will not increase the floor area.