

**Name of meeting:** Cabinet  
**Date:** 14th March 2023  
**Title of report:-** 6-10 Westgate, Dewsbury – Dewsbury Revival Grant Scheme (DRGS) Grant offer

## Purpose of report

To agree grant support from the Dewsbury Revival Grant Scheme for the property at 6-10 Westgate, Dewsbury.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes
Key Decision - Is it in the <a href="#">Council's Forward Plan (key decisions and private reports?)</a>	Published 17 <sup>th</sup> November 2022
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by <u>Strategic Director</u> & name	David Shepherd – 1 <sup>st</sup> March 2023
Is it also signed off by the Service Director for Finance?	Eamonn Croston - 1 <sup>st</sup> March 2023
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Julie Muscroft – 3 <sup>rd</sup> March 2023
Cabinet member <a href="#">portfolio</a>	Cllr Eric Firth Town Centres Portfolio Holder & Cllr Graham Turner Regeneration Portfolio Holder

**Electoral wards affected:** Dewsbury East  
**Ward councillors consulted:** Cllr Firth

**(Have you considered GDPR?)** Yes.

## Public report with private appendices (Appendix 5 & 6)

In accordance with Schedule 12A Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 namely it contains information relating to the financial and business affairs of third parties (including the Authority holding that information). It is considered that the disclosure of the information would adversely prejudice those third parties commercial interests including the Authority and therefore the public interest in maintaining the exemption, which would protect the rights of an individual or the Authority, outweighs the public interest in disclosing the information and providing greater openness and transparency in relation to public expenditure in the Authority's decision making.

## 1. Summary

- 1.1 Saleem Holdings Ltd. who own the freehold to 6-10 Westgate, wish to apply for a grant of £671K from the Dewsbury Revival Grant Scheme (DRGS) towards the refurbishment of the property, to create two commercial units and three residential apartments. The building is a 4 storey stone fronted heritage building situated on a key thoroughfare, through Dewsbury town centre between Market Place and the bottom of Daisy Hill, close to the Bus Station. It is part of a block of buildings which offers retail and office services, currently operating as Synergy Solicitors on the ground floor of the building, with the upper floors being vacant.
- 1.2 6-10 Westgate will be the first property to receive grant funding for residential conversion through the Dewsbury Revival Grant Scheme (DRGS), a 6-year capital grant scheme, which followed on from the successful National Lottery Heritage Fund Dewsbury Townscape Heritage Initiative (THI). The THI supported the restoration / refurbishment of 9 heritage buildings with Dewsbury Town Centre, including Pioneer House, setting good examples of Conservation Design and Conversion, laying the way for the DRGS. The DRGS which began in 2020/21 will run through to 2025/26, having becoming part of the Town Investment Plan (TIP), receiving additional central government funding, the total fund now comprising £6.4m, split: £1.25m Council / £3.15m Town Deal external grant. This will be supplemented by an estimated £2m of private contributions.
- 1.3 The Town Investment Plan which was approved by the Government in June 2021 is part of the Dewsbury Blueprint: The Council's 10-year regeneration programme, of which the DRGS is one of the projects.
- 1.4 Additionally, 6-10 Westgate is one of the priority buildings identified in Project 7 (Repurposing Historic Buildings) in the HAZ Delivery Plan. The HAZ being a £2.55m, 5-year Historic England regeneration programme now in its final year. One of the key objectives of the HAZ is supporting town centre living. There is a strong strategic case for converting this historic building into residential/commercial use. The remaining Historic England's HAZ funding (£280K) is allocated to this project as it supports the HAZ objectives. It is important to note that 6-10 Westgate will create a good example of restoration of a heritage building and how vacant upper floorspace can be brought back into use to achieve good quality town centre living.
- 1.5 The scheme is important in supporting partnership working in the delivery of regeneration of the town through by working with Historic England to bring the scheme forward as Heritage Action Zone (HAZ) property, as well as utilising Town Fund monies. Given this is a grant being delivered in partnership, the HAZ grant element has been approved by Historic England, for which a Conservation Architect has been employed separately alongside the applicant's Architect, to contribute to the design and ensure it meets Conservation Standards. In addition, the planning approval covers all waste collection matters, which will be from an enclosed collection point in the rear yard. All noise factors have been considered, with environmental health.

### The Scheme

- 1.6 The scheme comprises of full external refurbishment of the 4-storey building, front and rear, which will comprise of: 2 ground floor, street facing commercial units. One of the ground floor units will continue to operate as Synergy Solicitors with the other being built to house a café, with installation of two new traditional shop fronts, to the ground

floor units and re-instatement of stone features, timber detailing and appropriate signage. The scheme also includes the creation the formation of 2 small office units: one to the Ground Floor and one to first floor but just up to 1<sup>st</sup> fix, allowing for development by the applicant at a later stage.

- 1.7 The vacant upper floor space, will be converted into 3 residential units (two 1 beds and one 2 bed, over the 1<sup>st</sup> and 2<sup>nd</sup> floors – all meeting national space standards), new roof re-configuration including structural works to allow for the creation of an Attic apartment, to be developed at this stage up to 1<sup>st</sup> fix, which along with the Office Units shall be developed by the applicant at a later stage, when funds allow.

ACCOMMODATION AS PROPOSED		
ROOM/BUILDING	DESCRIPTION	SIZE
<b>Ground Floor</b>		
Café Unit	Located to the south side of the building and comprise front café with partitioned off kitchen, store and two WC's.	74.5m <sup>2</sup> / 802ft <sup>2</sup>
Solicitors Unit	Located to the north side of the building with front entrance leading to reception office. Three partitioned off private offices and kitchen and two WC's to rear.	79.0m <sup>2</sup> / 850ft <sup>2</sup>
Office Unit 1	Located to the rear/west of the building with independent ground floor access. Open plan office with WC partitioned off.	28m <sup>2</sup> / 301ft <sup>2</sup>
<b>First Floor</b>		
Apartment 1	Accessed from front central staircase to south east corner and comprising living kitchen area to front with bedroom and shower room to rear.	37m <sup>2</sup> / 398ft <sup>2</sup>
Apartment 2	Accessed from front central staircase and located to the north east corner. Comprising living kitchen area to front with bedroom and shower room to rear.	39m <sup>2</sup> / 420ft <sup>2</sup>
Office Suite 2	With independent access to the rear south west corner with first floor lobby and office space to the north west corner with kitchen, toilet and store room to the south west.	50m <sup>2</sup> / 538ft <sup>2</sup>
<b>Second Floor</b>		
Apartment 3	With central access point from shared staircase. Living kitchen area to the south east side and two bedrooms and bathroom to the south west side.	79m <sup>2</sup> / 850ft <sup>2</sup>
<b>Attic</b>		
Apartment 4	Having independent access point from second floor landing comprising living kitchen with eaves storage, shower room and bedroom.	56m <sup>2</sup> / 603ft <sup>2</sup>
<b>Total Floor Area</b>		<b>442.5m<sup>2</sup> / 4761ft<sup>2</sup></b>

- 1.8 The building, which whilst not listed, occupies a prominent position within the Dewsbury Town Centre Conservation Area, the Dewsbury Heritage Action Zone (HAZ) and the HAZ priority Area. It is of strong heritage character, with good stone detailing but has lost its traditional shopfront to a modern inappropriate one, which is out of keeping with its overall appearance. The scheme would address this through re-instatement of a carefully designed and proportioned shopfront, which would support the buildings position on key street in the heart of Dewsbury Town Centre Conservation Area.

- 1.9 The National Lottery Heritage Fund Townscape Heritage Initiative has demonstrated that this type of intervention can drive up the quality of other schemes, as demonstrated in the Northgate end of town and on Corporation Street and it is hoped that this scheme would have the same influence for the Daisy Hill End of town. The principles of Good Design which scheme will follow are set out See Dewsbury Design Guide, acting as a Benchmark: <https://www.kirklees.gov.uk/beta/planning-applications/pdf/dewsbury-design-guide.pdf>

- 1.10 Saleem Holdings Ltd purchased 6-10 Westgate in 2017 to expand the family's business growth of Synergy Solicitors, with members of the company also operating the family owned Synergy Solicitors, which will continue to operate from the building. As such the family sees the scheme very much as long-term investment to be retained within the family as an asset. Saleem Holdings Ltd. employed Martin Walsh Architectural, a local practice who are experienced in delivering several grant schemes in the town, to oversee the scheme. Detailed planning permission and Conservation Area approval for the proposed project in December 2021.
- 1.11 The project is part of much larger long-term plans to introduce new high-quality housing into the Daisy Hill area, also one of the TIP projects. The aim is to create a new residential area that will improve this part of the town, making the most of its heritage assets and supporting the town centre economy. The new neighbourhood will be achieved by a combination of conversions of existing historic buildings and new build.
- 1.12 Due to a combination of the abnormal costs of converting a heritage building and relatively low property values compared to construction costs, the project is not commercially viable without grant support. This report seeks approval to provide grant aid to the project which will enable it to go ahead.

## **2. Information required to take a decision**

### Property Details

- 2.1 As already stated, 6-10 Westgate is a 4 storey stone fronted heritage building situated on a key thoroughfare, through Dewsbury town centre between Market Place and the bottom of Daisy Hill, close to the Bus Station. It is part of a block of buildings which offers retail and office services, currently operating as Synergy Solicitors on the ground floor of the building, with the upper floors being vacant. It is in a prominent position and lies within the Dewsbury Town Centre Conservation Area, the HAZ and the HAZ priority Area.

### **Strategic Context**

#### Dewsbury Blueprint

- 2.2 The Dewsbury Blueprint which was launched by the Council on 5<sup>th</sup> February 2020 and has several themes/objectives including: -

- Business Town
- Learning town
- Leisure Town
- Living Town
- Shoppers Town
- Heritage Town
- Greener town
- Creative Town
- Connected Town

- 2.3 The 6-10 Westgate project being part of the DRGS will contribute to the themes around living, heritage and leisure. The Blueprint includes the DRGS under the 'Heritage Town' strand as one of the key projects.

### Town Deal (Town Investment Plan)

- 2.4 The Town Investment Plan (TIP) was approved by Cabinet on 19<sup>th</sup> January 2021. 6-10 Westgate is part of the Dewsbury Revival Grant Scheme (DRGS) one of the nine projects within the Dewsbury Town Investment Plan. It also contributes to another of the TIP projects Daisy Hill Neighbourhood project, which includes Field House. The Town Deal programme was approved in principle by Government in June 2021 and Government approved the Daisy Hill Neighbourhood project in March 2022. The package included a specific allocation of £3.15M of Town Fund for the DRGS. 6-10 forms a key project for the DRGS as shall be the first residential grant of the scheme and sets the benchmark for others following in terms of quality of design, from both a space standard and heritage perspective.

### Dewsbury Town Centre Strategic Development Framework 2018

- 2.5 The Blueprint draws on the Dewsbury Town Centre Strategic Development Framework and the accompanying Delivery Programme which was approved by Cabinet on the 22<sup>nd</sup> of January 2019. Its three strategic aims are to increase activity, make the town more attractive and improve accessibility. 6-10 Westgate contributes to this primarily to this in terms of improvement of Streetscape and raising quality, re-in forcing the principles of a Conservation Area.

### Heritage Action Zone

- 2.6 The Dewsbury Town Centre Conservation Area (DTCAA) was awarded Heritage Action Zone (HAZ) status by Historic England in December 2017. The award of HAZ status was partly a reflection of the fact that Historic England regard the DTCCA as 'being at risk' because of the high number of historic buildings that are vacant and underused and therefore at risk of further deterioration. The aim of the HAZ is to help drive the Council's ambitions for the regeneration of the town centre by halting and reversing the decline of heritage assets. 6-10 Westgate is key to the HAZ in meeting its objectives of creating quality residential provision, through re-purposing of Heritage Buildings in town a centre environment. Together, with Field House, which is creating 23 residential units and the HAZ is also contributing towards, will lay the foundations towards achieving the objective of creating a 'living market town'.

### Kirklees Economic Strategy 2019-2025

- 2.7 One of the 5 priorities of the Kirklees Economic Strategy is 'Revitalised Centres' and one of the 12 action programmes relates to North Kirklees and Dewsbury: with one of the 5 big wins being revitalising Huddersfield and Dewsbury town centres. The project and the wider Daisy Hill Neighbourhood project within which it sits will contribute significantly to regenerating Dewsbury Town Centre.

### Council Plan

- 2.8 The Council's approach outlined in the Council Plan 2021/3 is focussed on three themes: -
- People – we work with people, we don't do things to them
  - Partners – we work with and alongside our partners
  - Place based working – we recognise the unique identities of our local places, their strengths and aspirations. We know that one size doesn't fit all.

## The Project

- 2.9 6-10 Westgate was built in the late 1800's and is located firmly within the Dewsbury Conservation area. This conservation area is of special interest as it provides an important example of a Victorian town centre, with some fine examples of its commercial, civic and industrial heritage. The vernacular of this part of the town where Westgate links to Daisy Hill is described in the Conservation Area Appraisal as follows: *'Westgate, links to Daisy Hill, and together they form an area where the narrow and enclosed streetscape, combined with the irregularity of the street alignment, forms an intimate and fine-grained ambience.'* This building is located just at the junction of Westgate and Daisy Hill and makes a strong contribution to this irregular but grand streetscape. The fine stone detailing, particularly around the first-floor windows is of the highest quality and provides a great example of the local Victorian architecture.
- 2.10 To the rear of the building, the main façade is red brick, though most of the original structure is obscured by the joining of other buildings which have been added in later years. There is a main terraced building to the rear yard which is now connected at ground and first floor to the original Westgate building making the building difficult to navigate.
- 2.11 The proposed elevation and floor plans of the proposed scheme are included in Appendices 1 & 2. In design terms, this is considered an exemplary scheme that would set a new benchmark for residential quality in Dewsbury Town Centre. It provides accommodation that should be attractive to those seeking good quality accommodation locally and therefore help drive more spending power into the town centre. The works will restore and highlight the heritage of this prominent building.



## Planning

- 2.12 Detailed planning was granted on the 16<sup>th</sup> December 2021. Appendix 3 contains a link to the full application documents (2021/62/93026/E), together with link to Building Regs approval: (2022/EF/00784/EL).

## Project Management

- 2.13 The developers have assembled a professional team, led by Martin Walsh Architectural of Dewsbury and have established local practice, for purposes of the Grant. The Company, Saleem Holdings Limited consists of 3 family members: two brothers and a nephew, who practise law at Synergy Solicitors which operate out of the building.
- 2.14 Due to the time constraint related to the forthcoming end of the HAZ at end of March and fluidity in current construction prices, with the risk of tender prices not being held, the applicant is wishing to proceed as soon as possible pending approval. The grant figures are based on a competitive tender process with returns being received at end of October and having also received Historic England approval.

## **2 Implications for the Council**

### **Working with People**

- 3.1 The Dewsbury Blueprint was subject to public consultation in February 2020, which highlighted the importance that local people placed on bringing empty buildings, particularly historic ones back into use. The Blueprint draws from the Strategic Development Framework approved by Cabinet on the 22<sup>nd</sup> January 2019; which in turn draws upon the earlier Strategic Development Framework produced in 2010. This was a result of extensive public engagement and highlighted the importance local people place on having an attractive and vibrant town centre. The 6-10 Westgate project was subject to public consultation as part of the planning application process.

### **Working with Partners**

- 3.2 As part of the developing the proposals for the project officers have worked closely with Saleem Holdings Ltd. and Historic England to agree a scheme that would be practical for the continued operation as a solicitors but also attractive to potential tenants and respect the historic fabric of the building.

### **Place Based Working**

- 3.3 The Dewsbury Blueprint is based on the idea of working with local people and businesses to improve the town centre and this has been taken forward in the Dewsbury Town Investment Plan. The Strategic Development Framework approved by Cabinet on the 22<sup>nd</sup> January 2019 draws upon the earlier Strategic Development Framework produced in 2010. This was also a result of extensive public engagement and highlighted the importance local people place on having an attractive and vibrant town centre. The consultation carried out by the consultants 'Social' for the Dewsbury Town Deal in late 2020 provides further support to these conclusions.

### **Climate Change and Air Quality**

- 3.4 The repair and conversion of 6-10 Westgate for residential use will contribute to town centre regeneration and conservation of the town's heritage. The building is very well located for public transport and this will encourage greater use of sustainable modes of travel of the residents, potentially reducing the number of journeys and production of carbon. The specifications for 6-10 Westgate meet the Building Regulation

requirements for energy efficiency, in so far as is possible for a heritage building and limitations of value for money.

### **Improving outcomes for children**

- 3.5 The scheme offers one two bed apartment which would be suitable for some families.

### **Financial Implications for the people living or working in Kirklees.**

- 3.6 The scheme will provide good quality residential accommodation within central Dewsbury for local residents to rent the apartments, in particular for local key workers who are seeking good quality accommodation local, without having to consider other markets, at a higher cost such as Leeds for example.

### **Public Sector Equalities Duty**

- 3.7 A condition of Town Deal funding the Government requires that an equality impact assessment is undertaken for each project supported by the fund. Under section 149 of the Equality Act 2010, the Council (as a public authority) has a duty to have 'due regard' to the need to: - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act, - advance equality of opportunity between persons with a protected characteristic and those without - foster good relations between persons with protected characteristics and those without. The 'protected characteristics' are age, race, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation.
- 3.8 An Integrated Impact Assessment (IIA) has been undertaken, covering the above which found that the residential accommodation being created would not be suitable for persons with physical access needs. However, this needs to be balanced off against many other factors including bringing the building back into use, addressing housing need and the regeneration of the Town Centre as a whole. (See Appendix 4)

### **Legal**

- 3.9 There are two subsidies (DRGS - £671k and HAZ - £280k) which amount to the 'grant' for the purposes of this legal section. The grant has been assessed against the Subsidy Control Act 2022 and is determined to amount to a subsidy for the purposes of the Act. The grant is not considered to be automatically prohibited by the Act but there are no exemptions upon which the council can rely (where an exemption would mean the subsidy control requirements do not apply). The grant has been assessed against the 7 subsidy control principles and determined to satisfy those principles. Accordingly, it is considered the council can lawfully award this subsidy.
- 3.10 Upon Cabinet approval of grant funding for this project, it is intended that the council will enter into a formal Grant Agreement with Saleem Holdings Ltd. To ensure the grant funding is only spent on this project the council will require invoices to be provided and will only pay grant funding on receipt of such invoices. The council will incorporate clawback provisions in the grant agreement should the property be sold by Saleem Holdings Ltd within a 10 year period. The council will seek a restriction on title to prevent sale without the council's consent and an overage should it be sold within 10 years. The applicant has agreed to a legal charge over the premises to secure the Council's grant funding.

3.11 The legal basis for the grant is section 1 of the Localism Act 2011 which gives the Council a general power of competence to do anything that individuals generally may do, subject to specified restrictions and limitations imposed by other statutes. Council officers have complied with Financial Procedure Rules (May 2022) No. 22 relating to grants.

## **Finance**

- 3.12 The latest estimated capital costs based on costs supplied by the Applicant are summarised in the 'Grant Overview Form' confidential appendix 5, along with the grant calculation, as outlined in the 'Development Appraisal' confidential appendix 6, showing the 'Conservation Deficit' calculation used to calculate the amount of grant, along with other commentary on the finances of the development.
- 3.13 For the purposes of the Grant Calculation, a Development Appraisal has been produced by the Applicant, which includes the current value and the value post Development. The values used in the Conservation Deficit Calculation have been supplied by a commercial valuer and verified internally by the Council's valuer as being realistic.
- 3.14 The calculation used to determine the value of the Grant follows the methodology of the 'Conservation Deficit Calculation' – which effectively is total scheme costs minus the uplift in value. This is methodology which has been adopted throughout the forerunning Grant Scheme of the Dewsbury Townscape Heritage Initiative and applied to a number of the grants delivered through that scheme. Given economic situation in terms of values in Dewsbury, the scheme requires a significant grant to be commercially viable. The DRGS grant to be approved will be the minimum necessary for the scheme to go ahead. Based on information and assessments currently available the conservation deficit is £951k. On this basis it is proposed the level of DRGS grant awarded will therefore be (671k - 56%), with an additional (£180k - 24%) of HAZ funding making the total amount of Grant Funding from the funding streams £951k (80%).
- 3.15 Whilst the DRGS grant is being awarded by the Council, all funding is coming from the 'Town Investment Plan' (TIP) and not the Council's Capital Funding. The DRGS is one of the nine TIP projects, in the programme and as such this project forms a key part of achieving the aims and objectives of that, in terms of scheme that can be delivered and meet funding objectives too.
- 3.16 The project also satisfies the aims and objectives of the HAZ too, with that being in its final year and the remaining funds of that programme being fully allocated to this project. The HAZ grant is dependent upon award of the DRGS Grant, which if not approved, would lead to the loss of the HAZ monies of £280k not being spent and failure of the programme to deliver a key project.
- 3.17 A contingency of 10% has been applied to the construction cost and whilst the tender was received in October 2022, sufficient headroom was built into the tender return, given the fluidity of prices in the current market.

## Risks

- 3.18 This project has a number of risks that Cabinet needs to be aware of when considering the recommendation to approve the grant.

<b>Risks</b>			
Key Risks	Impact	RAG	Mitigation
Failure to approve grant	would lead to loss of remaining Historic England – HAZ funding and impact on Town Fund spend too.	Amber	Robust analysis of proposals ensuring value for money and that scheme meets all necessary standards and objectives of both the DRGS and HAZ Schemes
Cost increase once contractors are on site- due to inflation, or unanticipated issues in refurbishment	Viability gap widens. Developer makes no profit/loss.	Amber	Contractor has built-in sufficient headroom in tender return, to allow for fluctuation in prices.

- 3.19 Projects of this nature and at this time will have a certain degree of risk. However, it is considered that the risks can be managed, to a degree and on balance the potential benefits justify the support being provided.

### **3 Consultees and their opinions**

- 4.1 Historic England are supportive of the proposal as it achieves the HAZ objectives. The Town Deal Board support the scheme and Government have approved the overall DRGS project as well as the Daisy Hill Neighbourhood project, of which 6-10 Westgate is also a part. The project has a valid planning permission which was subject to public consultation. Cabinet, on two occasions, in 2021 have considered the Town Investment Plan, of which the DRGS and the Daisy Hill Neighbourhood and 6-10 Westgate form a part and have approved the programme and schemes within it. Following the Cabinet approval on 12<sup>th</sup> October 2021 the project has been through the agreed assurance process and been approved by the relevant officers and portfolio holders.

### **4 Next steps and timelines**

- 5.1 Following a decision by Cabinet, officers will undertake all the necessary legal and other work required to agree the Grant Agreement and finalise the final grant figure.

<b>Indicative Programme</b>	
<b>Action</b>	<b>Timescale/Date</b>
Cabinet Decision	14 <sup>th</sup> March 2023
Construction starts on site	Mid-April 2023
Completion	February 2024

## 6. Officer recommendations and reasons

It is recommended that Cabinet:-

- (i) Approves providing in principle a Dewsbury revival Grant Scheme (“DRGS”) grant to Saleem Holdings Limited of £671k as owner towards the redevelopment of 6-10 Westgate project, as described in this report and in the private Appendix 5 & 6 and for officers to publish details of the subsidy on the national transparency database.

Reason: To enable the delivery of the project.

- (ii) Delegates authority to the Strategic Director (Growth and Regeneration) in consultation with the Service Director – Legal, Governance and Commissioning, to agree the grant agreement and other documentation necessary to enable the project to proceed and for the Service Director Legal, Governance and Commissioning to enter into the aforementioned documentation on behalf of the Council

Reason: Effective project delivery

## 7. Cabinet portfolio holder’s recommendations

- 7.1 The Portfolio Holders for both Regeneration and Town Centres support the proposals in the report.

## 8. Contact officer

John Lambe: ER Project Officer (Grants)

[john.lambe@kirklees.gov.uk](mailto:john.lambe@kirklees.gov.uk)

01484 221000

## 9. Background Papers and History of Decisions

Planning Approval & details 2021/62/93026/E –

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/93026>

Report to Cabinet 10<sup>th</sup> September 2019: Dewsbury Revival Grant Scheme

Report to Cabinet 21<sup>st</sup> August 2018: Dewsbury Heritage Action Zone.

Report to Cabinet 22<sup>nd</sup> January 2019: Dewsbury Town Centre Strategic Development Framework.

Report to Cabinet 19<sup>th</sup> January 2021: Dewsbury Town Deal – Town Investment Plan.

Report to Cabinet 12<sup>th</sup> October 2021: Dewsbury Town Deal Next Steps

Dewsbury Blueprint <https://www.kirklees.gov.uk/beta/dewsbury-blueprint/index.aspx>

Heritage Action Zone - <https://www.kirklees.gov.uk/beta/regeneration-and-development/dewsbury-heritage-action-zone.aspx>

**10. Strategic Director responsible**

David Shepherd  
Strategic Director Growth and Regeneration  
[david.shepherd@kirklees.gov.uk](mailto:david.shepherd@kirklees.gov.uk)  
01484 221000

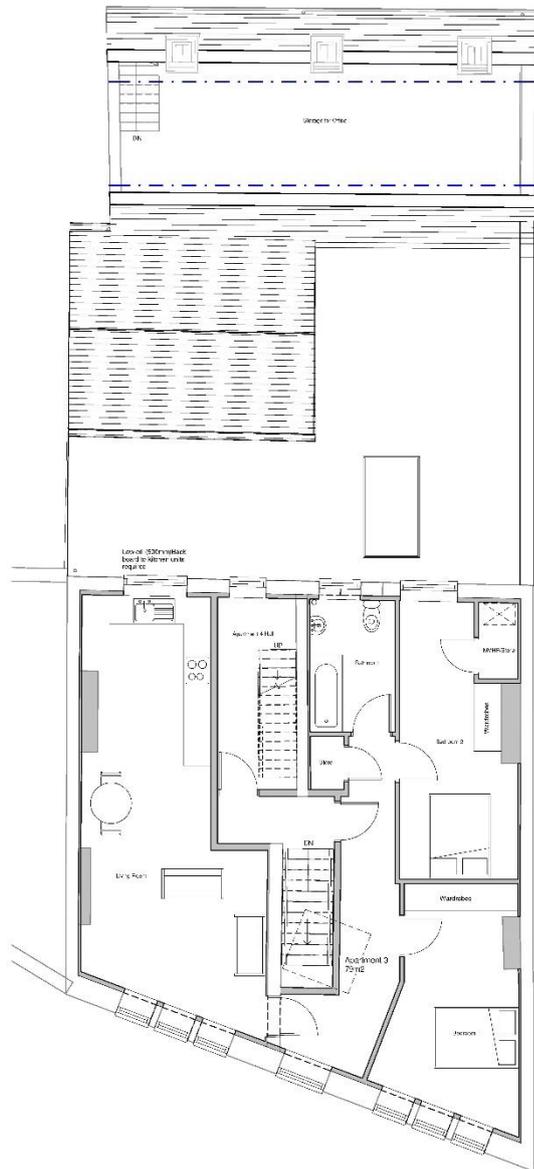
**11 List of Appendices**

1. Proposed Elevations
2. Proposed Floor plans
3. Planning Application
4. Integrated Impact Assessment
5. Private Appendix: Grant Overview Form
6. Private Appendix: Development Appraisal

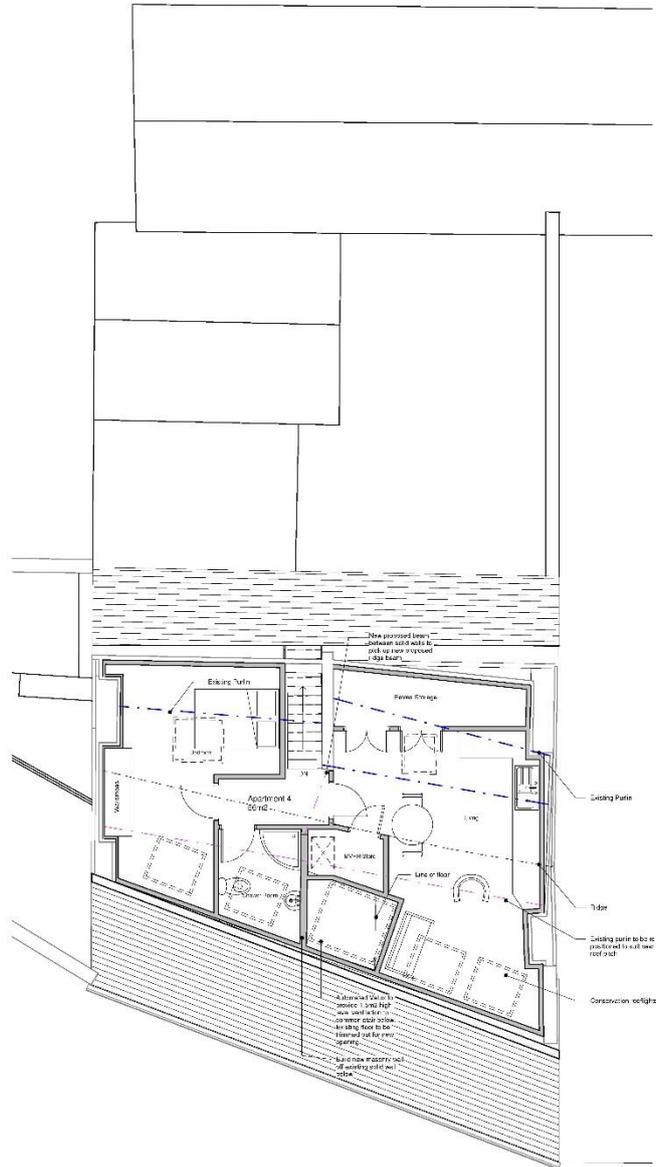




## ii) Second and Attic Floor Plans



**Second Floor Proposed**  
1 : 50



**Attic Floor Proposed**  
1 : 50

NOTE: IN LINE WITH COUNCIL PLANNING POLICY, ALL PROPOSED DISCRETIONARY SYSTEMS HAVE BEEN SHOWN TO ALL APARTMENTS

1	Approved	20/01/2024	JW	02/01/2024
2	Revised	20/01/2024	JW	02/01/2024
3	Approved	20/01/2024	JW	02/01/2024
4	Approved	20/01/2024	JW	02/01/2024

**FOR INFORMATION**  
**MARTIN WALSH ARCHITECTURAL**

111 Westgate, 35 - 131 Leeds Rd, Dewsbury, WF12 7SL  
t: 01924 667460  
e: info@martinwalsh.co.uk  
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Project: Proposed Ground Floor Retail/Commercial Units and Upper Floor Apartments  
6-10 Westgate, Dewsbury

Client: Sitem Holdings

Project No:	0322	Scale:	1 : 50	Client Ref:	SHWG	Project Ref:	SHWG - MWA - XX - ZZ - DR - A - 0007	Date:	02/01/2024
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Author: JW  
Check: JW  
Date: 02/01/2024

# APPENDIX 3: PLANNING PERMISSION - Application No: 2021/62/93026/E

First Page of Decision Notice



**Town and Country Planning Act 1990**

**Town and Country Planning (Development Management Procedure) (England) Order  
2015**

**PLANNING PERMISSION FOR DEVELOPMENT**

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**Application Number: 2021/62/93026/E**

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**To:** James Whipp,  
Martin Walsh Architectural  
Firth Buildings  
99-103 Leeds Road  
Dewsbury  
WF12 7BU

**For:** SHAHID SALEEM, SALEEM HOLDINGS

**In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits: -**

ALTERATIONS TO OFFICE/STORE TO FORM GROUND FLOOR  
RETAIL/COMMERCIAL UNITS AND 4 UPPER FLOOR APARTMENTS (WITHIN  
A CONSERVATION AREA)

**At:** 6-10, WESTGATE, DEWSBURY, WF13 1BW

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**In accordance with the plan(s) and applications submitted to the Council on 27-Jul-2021, subject to the condition(s) specified hereunder: -**

1. The development hereby permitted shall be begun within three years of the date of this permission.

**Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Link to application details inc. full decision notice:-

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/93026>

## APPENDIX 4: PUBLIC SECTOR EQUALITIES STATEMENT - Integrated Impact Assessment

<b>Name of project:</b>	<b>6-10 Westgate: Daisy Hill</b>
<b>Project objectives:</b> (describe the project's aim as it relates to protected characteristics)	<p>The Dewsbury Revival Grant Scheme (DRGS) will undertake the critical first steps on the road to contributing towards the Daisy Hill Housing Project, which aims to create a new neighbourhood of circa 200 homes at the heart of Dewsbury. It comprises of two parts the first being the conversion of key buildings, into residential, such as 6-10 Westgate, which will create 3 residential units and 2 commercial units - situated within the Daisy Hill neighbourhood. The second part is the acquisition of land and buildings to create a single development opportunity of a scale necessary to deliver the desired outcome.</p> <p>The Daisy Hill neighbourhood relates to some of the protected characteristics set out in the Equality Act 2010, these include:</p> <ul style="list-style-type: none"> <li>• Disability</li> <li>• Age</li> </ul> <p>In terms of Disability the Daisy Hill project will set a new standard of quality residential accommodation in Dewsbury Town Centre. Consideration will be needed to ensure the environment is inclusive so that it can be used by everyone regardless of disability.</p> <p>Regarding the Age characteristic the aim of the scheme is to provide quality residential accommodation that will attract occupiers with higher disposable incomes that will support the wider aims of regeneration in Dewsbury town centre, in this case the DRGS in particular.</p> <p>Therefore, the type of residents the scheme wishes to attract is within the younger/professional population, plus key workers, that are more likely to have a higher disposable income.</p>

### Age

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	<p><b>Age Population</b></p> <p>The Kirklees Observatory 2020 data notes the population for all Dewsbury Wards as 61,894. The population of Dewsbury East where the Arcade is situated is 20,130, Dewsbury West 22,505 and Dewsbury South 19,259.</p> <p>The population figures for Dewsbury East based on the age group 0-15yrs stands at 20.8%, Dewsbury West 28.5% and Dewsbury South 23.1%. All the figures for all three wards are above the national</p>

Consideration	Response
	<p>average for England which is set at 19.2% and for Kirklees which is set at 20.3%.</p> <p>The population figures for Dewsbury East based on age group 16-64 stands at 63%, Dewsbury West 62.5% and Dewsbury South 62.3%. All the figures for all three wards are either above or in line with the national average for England which is set at 62.3%.</p> <p>The population figures for Dewsbury East based on age above 65+ stands at 16.2% (3,262), Dewsbury West 9.1% and Dewsbury South 14.6%. All the figures for all three wards are below the national average for England which is set at 18.5% and for Kirklees which is set at 17.9%.</p> <p>The data is telling us that Dewsbury's population within the 0-15 and 16-64 age group is higher than the national average. This means that there could be a higher demand from this age group for accommodation in the town centre.</p>
<p>Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i></p>	<p>As noted above in the aim section the DRGS project will have a positive effect on this characteristic as it will provide good quality residential accommodation for young professionals that choose to live in the town centre. At present Dewsbury has a limited offer of high-quality accommodation. The majority of the accommodation is rented and at lower rentals levels which is reflected in the quality and standard of the accommodation on offer.</p>
<p>Is the effect positive/negative/mixed? <i>(add an explanation)</i></p>	<p style="text-align: center;">+VE / M / -VE</p> <p>Positive</p>
<b>If the effect is negative or mixed:</b>	
<p>Is the effect significant? <i>(add an explanation)</i></p>	<p style="text-align: center;">Y / N</p>
<p>What embedded mitigation does the project contain?</p>	
<p>What residual significant effects remain?</p>	
<p>What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i></p>	

## Disability

Consideration	Response
<p>Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i></p>	<p><b>Disability</b> The percentage of people who have a long-term illness or disability (that limits a person's day to day activities and has lasted or is expected to last at least 12 months and includes problems related to old age) in Dewsbury East is in circa of 3,643 (19.3%) compared with England that has 17.6%. As for Dewsbury West the figure recorded is 3,591 (17.9%) and Dewsbury South 3,491 (18.6%)</p> <p>The data indicates that there is a higher percentage of the Dewsbury East population that may have a long-term illness or disability.</p>
<p>Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i></p>	<p>As noted above there is a higher percentage of people with a Disability in the Dewsbury East ward where the Daisy Hill neighborhood will be created. The scheme could have a positive effect on the protected characteristic. There will be key pieces of legislation that will need to be followed when developing the neighborhood which comes from the Planning Building Regulations. Space standards and access arrangements would be considered under this regulation. This is important to ensure that a percentage of the new homes developed are made accessible and adaptable for people with restricted mobility and occupants with different needs.</p>
<p>Is the effect positive/negative/mixed? <i>(add an explanation)</i></p>	<p style="text-align: center;">+VE / M / -VE</p> <p style="text-align: center;">Mixed</p> <p>Whilst the 6-10 Westgate Scheme, is creating residential upper floor accommodation, which may not be suitable for persons with physical access needs. Overall, the Building Revival Grant Scheme being part of the TIP aims to take advantage of the building stock, of good Architectural Quality in Dewsbury Town Centre and "think differently about conversions, through using spaces more creatively - creating live / workspaces, rather than just plain box conversions" (Public Pack) Agenda Document for Cabinet, 19/01/2021 15:00 (kirklees.gov.uk) The conversion of 6-10 Westgate will include café / office / residential space, contributing to wider regeneration of the town.</p> <p>Plus, other developments, which are coming through the Daisy Hill Project, such as Field House for example, do create more accessible accommodation.</p>

Consideration	Response
	<p>Also, there is currently an oversupply of sub-standard flats / maisonettes in Dewsbury East: Overview - Ward   Dewsbury East   Report Builder for ArcGIS (kirklees.gov.uk) – Which the offer being provided by 6-10 Westgate helps to counter.</p> <p>Overall, any negative factors need be balanced off against many other factors, including bringing the building back into use, addressing housing need and the regeneration of the Town Centre as a whole.</p> <p>This being in the context that the project is part of a suite of options, offering variety for people depending on their access needs (remembering that not all disabilities are physical disabilities).</p>
<b>If the effect is negative or mixed:</b>	
Is the effect significant? <i>(add an explanation)</i>	No
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

## ***Gender reassignment***

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
<b>If the effect is negative or mixed:</b>	

Consideration	Response
Is the effect significant? <i>(add an explanation)</i>	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

**Marriage and civil partnership** *(note, this is a protected characteristic only in regard to eliminating discrimination)*

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
<b>If the effect is negative or mixed:</b>	
Is the effect significant? <i>(add an explanation)</i>	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	

Consideration	Response
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

### ***Pregnancy and maternity***

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
<b>If the effect is negative or mixed:</b>	
Is the effect significant? <i>(add an explanation)</i>	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

### ***Race***

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	

Consideration	Response
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
<b>If the effect is negative or mixed:</b>	
Is the effect significant? <i>(add an explanation)</i>	Y / N
	N/A
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

### ***Region or belief***

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
<b>If the effect is negative or mixed:</b>	
Is the effect significant? <i>(add an explanation)</i>	Y / N
What embedded mitigation does the project contain?	

Consideration	Response
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

## Sex

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
<b>If the effect is negative or mixed:</b>	
Is the effect significant? <i>(add an explanation)</i>	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

## Sexual orientation

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	Not applicable to this project as there are no effects on the protected characteristic
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
<b>If the effect is negative or mixed:</b>	
Is the effect significant? <i>(add an explanation)</i>	Y / N
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

## Family Test (if used)

Consideration	Response
Baseline situation <i>(describe only where different to the national average, or where otherwise relevant)</i>	
Assessment text <i>(summary of how the proposed project affects the protected characteristic)</i>	
Is the effect positive/negative/mixed? <i>(add an explanation)</i>	+VE / M / -VE
<b>If the effect is negative or mixed:</b>	
	Y / N

Consideration	Response
Is the effect significant? <i>(add an explanation)</i>	
What embedded mitigation does the project contain?	
What residual significant effects remain?	
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	

### In-combination effects

Consideration	Response
Is there an in-combination effect across multiple protected characteristics? <i>(e.g. the proposed project has minor effects across several protected characteristics which, when considered together, have a more significant impact)</i>	None
What action is required? Who will be accountable for it? <i>(this could include further mitigation measures or re-prioritisation of projects)</i>	