JRB DESIGNS Ltd.
1 Saville Street,
Cudworth,
Barnsley,
South Yorkshire,
S72 8LT.

Registration No. 3372719
TEL. 01226 383542
MOB. 07970541192
e-mail
john@jrbdesigns.co.uk

Design & access statement for proposed respite care apartment annex at Rushbrooke House 106 Royd Street, Longwood, Huddersfield, HD3 4RB.

1.0 Physical context

1.1 Surrounding:

The site is located on Royd Street at the junction with Bothamhall Road & lies approx 2 mile West of Huddersfield town centre. The neighbourhood generally consists of residential properties being of a mixed type.
Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near the bus route between Huddersfield & outlying areas. It is within 2 miles of junction 23 on the M62 motorway.

1.2 Site:

The host property is a large site which has a large stone built house to the centre of the site and large car park to the left. The site lies in a Housing Policy Area.

There are no natural features such as trees or hedges within the site that need to be removed or cut back.

2.0 Social Context:

The property development is for the building of a single storey apartment block for respite care on the former garden at Rushbrook House. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will create 4 supervised respite care apartments, which there is a growing demand for and a massive shortage.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policies ED9.

5.0 Involvement of community members:

The scheme has no implications for general community, as the use is very similar to its present use at Rushbrook House.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed renovation of the site.

7.0 Design principles:

7.1 Use:
The proposed development is justified as there is a massive demand for this type of facility and the area where is to be built is totally unused at the moment, whilst being sympathetic to the host property & the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The access to the site is through the existing entrance off Royd Street but the car park is to be extended to create a further 6 parking spaces.

7.2 Layout:
The layout of apartment block has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles.

7.3 Scale:
The proposed development is in scale with the surrounding buildings being of single storey construction with a flat Green roof.

7.4 Landscaping:
No new landscaping will be supplied to the property.

7.5 Appearance:
There new apartment block is to be constructed in block and render with a flat green roof. It will not be visible from the roads due to it being at a lower level.

7.6 Access:
Disabled access has been achieved on with a sloping path up to the building.