

Jade3 Architecture Ltd

Job reference: 2018 enquiry 07
Address: 98, Halifax Old Road, Huddersfield
Date: 18-2-2018
Extra notes: **change of use of vacant C3 use dwelling to form C4 use House for multiple occupation apartments with Design and Access statement**

Design statement

This design statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Introduction

Jade3 has been instructed to assist with the change of use of vacant C3 use dwelling to form C4 use house for multiple occupation apartments (HMO) sharing a communal kitchen, lounge and bathroom. Some bedroom will have their own ensuite facilities. The proposal relates to 98, Halifax Old Road, Huddersfield which is within a conservation area. The property is owned by the adjacent Markazi Jamia Mosque Riza and Islamic Centre. Basically it has charitable status as the rental income would be used to maintain their mosque. The change of use is under the permitted criteria and being promoted by the government and creating 2 apartments. The phase 1 works would consist of apartment 1 with 5 separate bedroom units on upper ground, first and attic floors. The phase 2 would consist of apartment 2 with 2 separate bedroom units at the semi-basement level and access from the shared rear yard.

Our clients have recently purchased the building after Christmas last year but the building remained vacant despite vigorous marketing. The letting agents had carried out research which had shown that the residential markets remained a challenging economic crisis due to the prolonged recession and the uncertainty on the recent Brexit scenario. Therefore it is difficult to let a large house and hence smaller size separate bedrooms are more affordable and viable for leasing purposes and hence the need for a change of use from a single dwelling to HMO.

These Victorian buildings has awkward shapes and sizes and do not have modern facilities which made letting very challenging. Even though the building is within a sustainable vilolage centre location and in close proximity local facilities, it remained

difficult to let. Residential tenants preferred simple accommodation that the residents do not need to maintain the property since they are busy and it's the landlord's responsibilities

Therefore in order to preserve the character and avoid the building falling further into disrepair, the building needs to readapt to new use classification in order that it can be maintained and cared for. Many vacant buildings within the village and town centre have already been converted to either student housing due to close proximity to Huddersfield University and also residential apartments. Our clients have opted for change of use from a single dwelling to HMO apartments to allow flexibility in letting purposes.

The proposals

The National Planning Policy Framework:

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;

The vacant building has been marketed vigorously by local letting agents but they remained vacant for many months. The change of use to HMO is essential to readapt the vacant spaces into fresh use so that the building can continue to be preserved. As a result, the change of use will promote an economic role rather than allowing it to continue to become vacant.

ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;

The change of use to HMO use will surely add vitality to the surrounding village and promotes some night life activities back into the street scene. These apartments use are easily accessible and the local residents will bring hustle and bustle activities back into the local community and assist with a social role.

iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy. As such the Framework suggests local planning

authorities should approve development proposals that accord with statutory plans without delay.

The external fabric of the building will not be changed apart from introducing some low profiled conservation style rooflights to the roof slope to harness natural daylight and natural ventilation. The introducing of rooflights do not harm the character or setting of the conservation area since the proposed rooflights are situated at high level and not really visible at street level. Moreover there are already existing rooflights present on the building.

There is also a need to open up existing blocked up window at the semi-basement level at the rear elevation and providing a metal grilles over. The window will allow natural daylight and natural ventilation to the bedroom. There is also a need to open up a new window at the semi-basement level at the front elevation and providing a metal grilles over. These alterations do not harm the visual character of the building since the semi-basement is mostly sunken into the ground.

The building materials used externally are to match the existing, however, refurbishment works are mainly internally and are to be sustainable and locally sourced where possible. Local skilled labours are to be employed in providing the refurbishment works. By allowing a positive consent for the retrospective change of use will definitely add to the environmental role.

However, we believe that the design meets with Kirklees Council Unitary Development Plan (UDP) planning policies and complies with National Planning Policies Framework (NPPF)

section 1 (delivering sustainable development) and
section 7 (requiring good design). And meeting our client's needs as well.

Appraisal:

The application relates to the change of use from vacant C3 dwelling to form C4 HMO apartments on an existing building. The ground floor is elevated circa 1050 from the external ground level at the front facade. The building is a 2 storey massing with attic and forms an end terrace unit. The majority of the neighbouring buildings are of similar massing. The building is mainly built from stone and slates. Opposite the site is the Markazi Jamia Mosque Riza and Islamic Centre which is part grade 2 listed building which had recently undergone extensive modernisation.

The building was previously occupied by a wheelchair user and hence the present of an existing platform lift externally. There is also an existing stair lift present for

access from ground floor to first floor. These accessible facilities are beneficial which will be retained for ease of letting to including wheelchair users.

Main Issues to consider:

- Principle of the change of use
- Visual amenity
- Residential amenity
- Highway Safety

Principle:

The site is located along Halifax Old Road which is a secondary village road setting. The proposal seeks to provide C4 HMO apartments use within an existing vacant building using its existing floor spaces. The change of use will provide a fresh use and a **HOME** for residents and meeting the Government's housing targets. During the short term refurbishment phase, short term work for local builders would be needed and hence promoting local skills and employment. It will also assist with regeneration and avoid the building from falling into further state of disrepair due to not being in occupation

In relation to housing land supply, the National Planning Policy Framework (NPPF) indicate that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years-worth of housing against the Council's and government's housing targets.

In light of the record of persistent under-delivery and the housing land supply shortfall relative to the requirements of the NPPF, there is an urgent need to increase the supply of housing land or refurbishment of existing buildings or readapt an existing building via a fresh use in the District. The change of use scheme would make a contribution, albeit modest with only 2no HMO apartments with a total of 7 separate bedrooms which will assist towards meeting that shortfall housing need. A number of apartments and student housing blocks have already being approved and being converted within the village and town centre.

Where there has been a record of persistent under-delivery of housing the local planning authority should identify an additional 20%. The Council's Strategic Housing Land Availability Assessment, (SHLAA) indicates that there is a substantial shortfall in housing and relative to these requirements. Whilst the Council is updating the SHLAA, it anticipates that the five-year housing land or building supply position will remain well below the level required by the NPPF. Under these circumstances, the NPPF confirms that relevant policies for the supply of housing, dwellings or apartments should not be considered up-to-date.

The governments promote the change of use as being under the permitted development criteria from C3 use to form C4 HMO use is considered acceptable. The site is considered to be within a sustainable village location which has easy access to motorways and bus routes into town centre with a 5 minutes drive. The refurbishments will provide short term employment generating use during the refurbishment phase of the proposal, the change of use should be considered to be acceptable in principle and meets with Council's policies.

Visual amenity:

The change of use redevelopment only included some low profiled conservation rooflights on the roof slope. The proposal also reopening existing blocked up window at the rear semi-basement level. A new window opening is also to be provided at the front elevation.

The corner no98A already has new steps access and door openings into their semi-basement which has set precedent to minor alterations and improvements to the basement. Although the external appearance of the building has been altered slightly and only views from the front, the development does not impact visually on the character and appearance of the front facade scene as the semi-basement is sunken into the ground. In fact, these minor alterations should be considered to have enhanced the existing aesthetics of the building. The redevelopment therefore accords with Council's policies.

Residential amenity:

There are no residential amenity concerns with the proposed change of use. Other residential properties are already located close to the site however the proposed change of use will not result in any concerns in terms of noise or disturbance and meets with Council's policies.

Highway Safety:

The change of use redevelopment is capable of achieving 2no HMO apartment with 7 separate bedroom units, Car parking provision is based on 0.5 cars per apartment normally required and there are on site parking spaces available on Halifax Old Road within this sustainable location.

The redevelopment will not result in any significant increase in car parking requirement. These 2no HMO apartments are equipped with small bedrooms. It is

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also worth noting that the location is sustainable with frequent bus routes in and out of the village all within 5 minutes drive to town or M62 motorways. Therefore there is no highways impact.

Community Safety Implications:

There are no foreseen community safety implications so the proposal meets with Council's policies.

The building is currently vacant. To do nothing, the building will remain vacant forever and fall into further dilapidated state. As a result of fearing the building not being able to re-let, our clients has decided to have a plan B in place to have change of use. To provide a fresh use will also assist with sustainable use of an existing building and providing a fresh use by readapting to meet the needs of ever changing trends.

Flood Risk

The site is considerably higher than many areas in Huddersfield. There is no record of the site being flooded in the past.

Land contamination

Land contamination is not affected by this change of use application. As you can see, the change of use provides a fresh use to the otherwise potential vacant building and hence delivering a green sustainable redevelopment. The change of use has retained all the existing window and door openings and reused them strategically for the 2no HMO apartments. By introducing new window openings to the semi-basement for the additional bedrooms will also improve the street scene by active frontage on Halifax Old Road as well.

Architecture

The existing architecture of the overall building is not affected by the proposals.

Site and area assessment

**Physical, social and economic characteristics
Evaluation**

Amount

Existing

Existing semi-basement floor	60 sqm
Existing ground floor	60 sqm
Existing first floor	60sq.m
Existing attic floor	30sqm
Total approx.	210 sq.m internal gross

All floor areas are approximate gross internal areas. No additional floor areas have been created. Total site area is circa 100sqm.

Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Access

The access into the new HMO apartments created is via existing access from Halifax Old Road. There is a platform lift already present which wheelchair users can take advantage for access from ground level to ground floor. Alternatively there are a flight of steps for access from ground level onto the ground floor level. There are a few steps from the rear to access from the ground level onto the ground floor level. There are also some steps already present that can access down into the basement level.

On entering the property, there is an existing stair access to upper first and attic floors. There is also a stair lift for access from the ground floor onto the first floor so it is also wheelchair friendly (if required for accessible person).

Planning statement

BE1

ALL DEVELOPMENT SHOULD BE OF GOOD QUALITY DESIGN SUCH THAT IT

CONTRIBUTES TO A BUILT ENVIRONMENT WHICH:

- i CREATES OR RETAINS A SENSE OF LOCAL IDENTITY;
- ii IS VISUALLY ATTRACTIVE;
- iii PROMOTES SAFETY, INCLUDING CRIME PREVENTION AND REDUCTION OF HAZARDS TO HIGHWAY USERS;
- iv PROMOTES A HEALTHY ENVIRONMENT, INCLUDING SPACE AND LANDSCAPING ABOUT BUILDINGS AND AVOIDANCE OF EXPOSURE TO EXCESSIVE NOISE OR POLLUTION;
- v IS ENERGY EFFICIENT IN TERMS OF BUILDING DESIGN AND ORIENTATION AND CONDUCIVE TO ENERGY EFFICIENT MODES OF TRAVEL, IN PARTICULAR WALKING, CYCLING AND USE OF PUBLIC TRANSPORT.

This change of use building works is mainly internal apart from introducing some low profiled conservation rooflights to roof slope which is a good quality design. There is already an existing rooflight on the building already which has set precedent for new rooflights. The existing basement blocked up window at the rear facade is to be reopen to harness natural daylight into the internal spaces. There is also a new window opening to be created at the front basement floor level. The change of use certainly contributes to the built environment and retaining a sense of local identity and all meets with Policy BE1.

BE2

NEW DEVELOPMENT SHOULD BE DESIGNED SO THAT:

- i IT IS IN KEEPING WITH ANY SURROUNDING DEVELOPMENT IN RESPECT OF DESIGN, MATERIALS, SCALE, DENSITY, LAYOUT, BUILDING HEIGHT OR MASS;
- ii THE TOPOGRAPHY OF THE SITE (PARTICULARLY CHANGES IN LEVEL) IS TAKEN INTO ACCOUNT;
- iii SATISFACTORY ACCESS TO EXISTING HIGHWAYS CAN BE ACHIEVED; AND
- iv EXISTING AND PROPOSED LANDSCAPE FEATURES (INCLUDING TREES) ARE INCORPORATED AS AN INTEGRAL PART OF THE PROPOSAL.

The change of use building works is mainly internal and whatever changes to the external facade contributes towards good architecture and meets with Policy BE2.

BE5

PROPOSALS FOR NEW DEVELOPMENT WITHIN CONSERVATION AREAS, INCLUDING EXTENSIONS OR CHANGES OF USE TO EXISTING BUILDINGS, SHOULD RESPECT THE ARCHITECTURAL QUALITIES OF SURROUNDING

BUILDINGS AND THEIR MATERIALS OF CONSTRUCTION, AND CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA.

The change of use building works is mainly internal and existing building use need to be readapted to meet with the changing economic needs or fashion trends in order to survive and characteristic to be preserved and hence meets with Policy BE5.

BE11

NEW DEVELOPMENT SHOULD BE CONSTRUCTED IN NATURAL STONE OF A SIMILAR COLOUR AND TEXTURE TO THAT PREVAILING IN THE AREA WHERE THE PROPOSAL IS LOCATED:

- i IN AREAS WITHIN WHICH STONE HAS BEEN THE PREDOMINANT MATERIAL OF CONSTRUCTION;
- ii WITHIN CONSERVATION AREAS; AND
- iii WITHIN TOWN AND LOCAL CENTRES. OUTSIDE SUCH AREAS, PROPOSED MATERIALS OF CONSTRUCTION SHOULD REFLECT THE PREDOMINANT MATERIALS ADJACENT TO AND SURROUNDING THE SITE, PROVIDED THAT SUCH MATERIALS ARE NOT DETRIMENTAL TO VISUAL AMENITY.

The change of use building works is mainly internal and little alterations that may affect the external facades but the majority of character and setting is retained which meets with Policy BE11.

BE12

NEW DWELLINGS SHOULD BE DESIGNED TO PROVIDE PRIVACY AND OPEN SPACE FOR THEIR OCCUPANTS, AND PHYSICAL SEPARATION FROM ADJACENT PROPERTY AND LAND. THE MINIMUM ACCEPTABLE DISTANCES WILL NORMALLY BE:

- i 21.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A HABITABLE ROOM WINDOW OF A FACING DWELLING;
- ii 12.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A BLANK WALL OR A WALL CONTAINING THE WINDOW OF A NON HABITABLE ROOM;
- iii 10.5M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND THE BOUNDARY OF ANY ADJACENT UNDEVELOPED LAND; AND
- iv 1.5M BETWEEN ANY WALL OF A NEW DWELLING AND THE BOUNDARY OF

ANY ADJACENT LAND (OTHER THAN A HIGHWAY). DISTANCES LESS THAN THESE WILL BE ACCEPTABLE IF IT CAN BE SHOWN THAT, BY REASON OF PERMANENT SCREENING, CHANGES IN LEVEL, OR INNOVATIVE DESIGN, NO DETRIMENT WOULD BE CAUSED TO EXISTING OR FUTURE OCCUPIERS OF THE DWELLINGS OR ANY ADJACENT PREMISES OR POTENTIAL DEVELOPMENT LAND WHICH MAY BE AFFECTED.

Since it was already a dwelling and privacy distances already been met however, the HMO apartments also respect the privacy distances across Halifax Old Road which meets with Policy BE12.

D2

PLANNING PERMISSION FOR THE DEVELOPMENT (INCLUDING CHANGE OF USE) OF LAND AND BUILDINGS WITHOUT NOTATION ON THE PROPOSALS MAP, AND NOT SUBJECT TO SPECIFIC POLICIES IN THE PLAN, WILL BE GRANTED PROVIDED THAT PROPOSALS DO NOT PREJUDICE:

- i THE IMPLEMENTATION OF PROPOSALS IN THE PLAN;
- ii THE AVOIDANCE OF OVER-DEVELOPMENT;
- iii THE CONSERVATION OF ENERGY;
- iv HIGHWAY SAFETY;
- v RESIDENTIAL AMENITY;
- vi VISUAL AMENITY;
- vii THE CHARACTER OF THE SURROUNDINGS;
- viii WILDLIFE INTERESTS; AND
- ix THE EFFICIENT OPERATION OF EXISTING AND PLANNED INFRASTRUCTURE.

The change of use building works is mainly internal and existing building use need to readapt to meet with the changing economic needs or fashion trends in order to survive and be preserved and hence all meet with Policy D2.

Extracts from Appendix 2

USE CLASS C3: RESIDENTIAL		
1 Resident parking	spaces per unit:	
Houses <140 sq. m.	2	Conversions in town centres, e.g. above shops, should provide parking at the operational minimum level.
Houses >140 sq. m.	3	
Affordable housing		
Houses <110 sq. m.	1	
Houses >110 sq. m.	2	Development served by informal roads should include 1 space for visitor parking per 4 units.
Plats		
Bedsits	0.5	
1 bedroom	1	
2 bedroom or > 70 sq. m.	1.5	
Sheltered housing	0.25 plus 1 per resident staff	
2 Cycle parking	spaces per unit:	
	1	

Based on the cycle parking guidelines, only 2 spaces are required for this one apartment albeit with 6 bedroom units. The rear yard has adequate space for cycle park if required.

Refuse and recycle bins

The rear yard also have adequate space for refuse and recycle bins.

Summary

The building interior is still in a very good condition but to do nothing and through neglect will soon fall into further state if disrepair. The change of use is necessary for the building to breathe new fresh use so that the building can be maintained to avoid disrepair.

Our client's change of use proposal would provide the following

- Readapt the building with new fresh use so that it will be active again
- Regeneration of the existing building and making the vacant space more efficiently used

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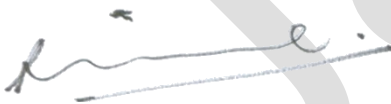
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- Continue to look after and maintain the building when in occupation
- Short term employment to seek builders during refurbishment stages
- Contribute to the local suppliers for building materials during the build period
- Providing new homes within a sustainable location
- Enhance the area visually and promote additional town centre living and meeting the local and government's housing shortage

Therefore our clients seek Kirklees Metropolitan Borough Council planning officers' support in determining a positive decision for the change of use conversion from vacant C3 use to form C4 HMO totalling 2no apartments use comprising of 7 separate bedroom units sharing facilities to be carried out in 2 separate phases to suit funds availabilities as shown which is under the permitted development criteria. Our clients are keen to bring this into reality as soon as possible and seek your support.

Yours faithfully



Michael Chow BA Arch, Dip Arch, RIBA, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner

for and on behalf of Jade3 Architecture Limited