BRUNSWICK ARCHITECTURAL

Design & Access Statement

For Proposed Change of Use of 2 no dwellings to Offices and extension and internal & external alterations to properties adjoining a Listed Building at 250, 248 & 248A Deighton Road, Deighton, Huddersfield

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Contents

1 Site Photographs
2 Site Description & History
3 Planning Policies
4 Design
5 Landscaping
6 Access
7 Conclusions

1. Site Photographs





SIDE ELEVATION



SIDE ELEVATION



FRONTAGE (Listed)



ACCESS ONTO DEIGHTON ROAD



DWELLINGS TO REAR OF SITE



EXISTING CAR PARK



GARDEN TO FRONT

2. Site Description & History

The property consists of 3 units, the main one, No 250 is Listed Grade II, a former Dwelling converted some years back to Offices and is the Applicants base. The other two units are three bedroom terrace properties adjoined to the rear of No 250 and at present are vacant usage.
There are large car parking areas to both side elevations, only one of which is in use on the S. Western side. The area on the N. Eastern side does not form part of this application.
There are garden areas all along the boundary fronting onto Deighton Road.

3. Planning policies

Throughout the design process particular attention has been given to the following planning policies:

From the NPPF

12. Achieving well-designed places

15. Conserving and enhancing the natural environment

16. Conserving and enhancing the historic environment

From the UDP

BE1 – Design Principles

BE11 - Materials

T10 - Highway Safety

4. Design

As can be seen from the plans, No 250, which is the Listed property, remains virtually as is, both internally & externally, with the exception of the removal of an internal wall.

It is intended to erect a glass and stone extension to the S. West elevation with a tiled roof with rooflights. This will form a new Entrance and give a more defined focus to the building and form part of the Reception area.

248 & 248A will have replacement HW window frames at First floor level and Ground floor where required.

5. Landscaping

The existing locale has few trees. Wherever possible it is intended to maintain those existing along the frontage.

It is proposed to supplement the existing plantings with new shrubs & trees of indigenous species to soften the plot as shown on the plans.

Soft landscaping will be used throughout the site where applicable.

Bin storage is at the rear of the site, again as shown on the plans, together with a smokers shelter.

6. Vehicular Access & Parking

The development will use the existing vehicular access point onto Deighton Road, together with alterations and improvements to the existing car park.
There will be space for 19 vehicles, (including 2 no electric vehicle charging points), and a further 2 no spaces for disabled drivers.

7. Conclusion

The scheme will provide much needed extra office accommodation to satisfy the growing need within the business and will help to secure its long term future and create further employment.