

Design & Access Statement

Project: Victoria Hotel, Jackroyd Lane, Newsome

Project No: 085

Date: 26th February 2019

1.0 Introduction:

This statement has been produced to support a planning application for the relocation of living accommodation to attic space and change of use of the first floor living accommodation to Function Room / Restaurant.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no's 086 (0-) 01 & 02.

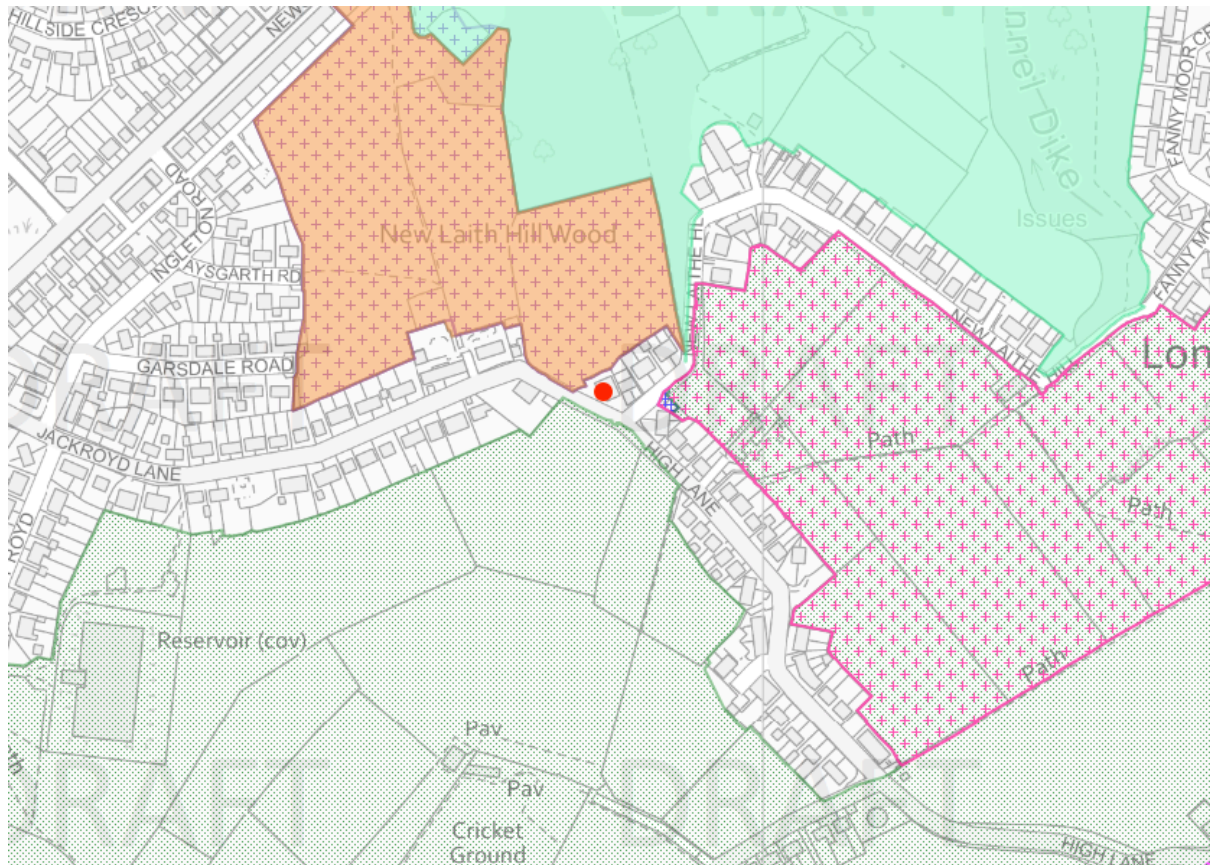
2.0 Project Location:

The property is located approximately 1.2 miles to the south of Huddersfield Town and is located off Jackroyd Lane.



Kirklees UDP Map

On the UDP map the site is within an area of Regeneration, it is next to, but does not fall within Urban Green Space & Provisional open land.



Kirklees Local Plan map (draft).

On the draft local plan map the site is unallocated. The adjacent site is noted as a housing site (ref H101).

3.0 Project description:

The proposed scheme consists creating living accommodation within the attic (conversion) for the public house landlord and the change of use of the existing landlord accommodation at first floor level to function room / restaurant.

4.0 Site History:

There are 3 visible applications on Kikrlees Councils website, these are for toilet accommodation (a later extension) and for illuminated signs.

Pre application advice

Guidance was provided regarding the application type. It was advised that the attic conversion did not form a new dwelling due to the first floor living accommodation being relocated. The first floor alterations require change of use along with the external escape stair.

5.0 Design:

Externally there is little in terms of aesthetic alterations. The main visible alteration is for the new escape door and escape stairs from the attic conversion.

The stairs are required under building regulations part B to form a safe means of escape from the attic.

The stairs are to be painted gloss black to be in keeping with the black cladding installed to all facades of the building.

The stairs have been carefully located to ensure there is a minimal impact on the building aesthetics.

The internal alterations included opening up to create open plan spaces, the change of use at first floor and the conversion of the attic.

The attic accommodation will be the new living quarters for the land lord and has been designed to create a pleasant and light living space with 2 bedrooms, open living / kitchen and bathroom.

The first floor will have an open plan function room / restaurant space, kitchen for food preparation and further WC facilities.

6.0 Access:

The existing access to the site and building are to be retained.

Internal alterations at ground floor level will include the removal of an inner lobby, other opening up work to form an open plan layout and WC facility alterations with a disabled WC, these will vastly improve accessibility.

Access to the first floor will be via the existing stairs, an overflow / alternate room will be located at ground floor for people unable to use the stairs. Access to the attic accommodation will be via a new internal stairs from first floor level.

The new escape stairs are for escape purposes only.

7.0 Conclusion:

- The proposed alterations have a minimal impact externally.
- The internal alterations make the building more user friendly.
- The alterations and change of use enhance the public house business use by offering further services.
- The first floor alterations and change of use will ensure the public house continues to operate, this will ensure the new housing site will have access to a close public house.