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DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT

AT

ABB STREET
MARSH
HUDDERSFIELD



Site as seen prior to demolition of workshop



Site as currently seen following demolition of workshop

INTRODUCTION

This application seeks to renew previous outline planning approval which established the principle of the site for residential development (ref 2015/93638)

Previously the site was occupied by disused workshop buildings formerly used by a plumbing firm

The opportunity to proceed with the development has not materialised since approval was gained, however the workshops have been demolished due to their being unsafe and a potential magnet for vandalism and anti-social behaviour. The site is currently protected with Heras fencing

THE SITE

The site is within a predominantly residential area at the cul-de-sac end of Abb Street and is bounded on two sides (south and west) by unmade service roads. To the north is a boundary wall and Marsh Conservative Club, to which there is pedestrian access from Abb Street

The site lies close to the village centre of Marsh which offers a range of shops and care services (doctor and dental surgeries). There is a Cooperative supermarket and Tesco Express both within walking distance

The nearest bus stop is within 100m of the site where there are frequent bus services available to Huddersfield

PROPOSALS

The attached scheme demonstrates that the site can easily be developed with 4no one bedroom apartments, together with associated car parking of one space per unit. Equally so and within the same footprint and overall mass 2no three bedroom semi-detached houses could be built each provided with 2no parking spaces

All requirements for space about dwellings can be met

ACCESS

Access to the frontage parking would be directly from Abb Street

To comply with building regulations any properties finally proposed would require to have level access at ground floor