



Design and Access Statement

Proposed 6 Residential Units Granted Through Permitted Development  
to be Confirmed Through Full Planning Application

**Glen Acre House, 21, Acre House Avenue, Lindley, Huddersfield, HD3 3BB**



The statement is structured as follows:

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## 01 INTRODUCTION

This Design and Access Statement has been prepared as required by the Town and County Planning act 1990 (as amended by the Planning and Compulsory Purchase Act 2004 and the General Development Procedure (England) 2010). This document has been written in accordance with national planning policy advice given in Circular 01/2006 (DCLG) "Guidance on Changes to Development Control System" and CABE advice 'Design and Access Statements'. The level of detail in this statement is considered appropriate to the scale of the application.

The purpose of this document is to:

Provide a review of the site's immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance;

Provide a rationale for the scheme's design;

Explain and illustrate the design principles in terms of the development's layout, density, scale, landscape and visual appearance;

Explain how future users of the site will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen;

Explain how the development will meet the local authority's planning and urban design objectives.



## 02 THE BRIEF

We propose to construct 6 residential flats at Glen Acre House to provide housing to support the Huddersfield hospital. This application is being submitted due to the need for the NHS to see that the property has a full planning application approval granted upon the residence to ensure that there's no issues that could be raised that could disrupt the tenants.

The facility would:

- Create up to 20 permanent jobs during construction
- Allow the tenants to stay very near the local hospital to reduce travel time.
- Represent an investment into the local economy
- Contribute to and diversify the NHS's capacity

The building is designed to meet the building regulations required for the proposal and the layout and design has been developed with significant technical input from Max Design.

## 03 THE LOCATION

The proposed development is to be located on land Glen Acre House, 21, Acre House Avenue, Lindley, Huddersfield, HD3 3BB.

## 04 USE

The proposed development will convert the office building to a residential unit, the works have already begun under the agreement of the permitted development.

## 05 LAYOUT

The site layout has been configured in conjunction with Balmoral Investment and Max Design to fully maximise the site and to utilise the existing access.

A carpark scheme including an electric car parking space has also been included.

## 06 AMOUNT

The floor area proposed for the development is 310sqm.

## 07 SCALE

The residential unit is in keeping with the surrounding area.

## 08 APPEARANCE

The existing building is to remain as is externally.

## 09 Sustainability

We are proposing to convert this existing building to allow for minimal energy expenditure as opposed to demolition and creating a new building.

Dedicated areas for refuse will be provided to allow for adequate bin storage / compactors to suit the occupiers operations. The refuse area will not exceed 10m from the main footpath and sufficient turning areas will be provided for refuse vehicles.



## 10 Conclusion

The Design and Access concepts and proposals of the scheme satisfy National and Local Planning Policy, Supplementary Planning Guidance and the broader requirements of the Building Regulations. More particularly the scheme is appropriate in its context, improving both the character and quality of the surrounding area.

This Design and Access Statement has been produced in accordance with the relevant Government and other guidance as required by the Town and Country Planning Act 1990. It illustrates how the design of the proposed development has developed from initial concept ideas through to a defined scheme. This scheme responds to the site constraints and operational requirements.

The structures and building forms have been designed to meet the necessary space requirements.

Access and circulation within the site is significantly influenced by the size and shape of the site, and by the orientation and footprint of the development and other proposed structures. The layout provides practical and safe circulation for both vehicles and pedestrians.