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PYNO-MWA-XX-XX-RP-A-0001

Design and Access Statement

Proposed Basement Redevelopment

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1. Design Considerations

1.1. Physical Assessment

The existing property is situated on Northgate, in the centre of Almondbury. The area contains a mix of uses typical of any town centre, from residential, to retail and commercial, through to restaurants, bars and cafes.

The existing property has three storeys above ground and basement areas below ground.

The property is approximately 2 miles away from both Huddersfield Railway Station and Huddersfield Bus Station.

The property itself currently houses retail units at ground floor and a salon at first floor. The remaining upper floors are residential apartments. The basement also has 1no. apartment and unused office space. The building is a 'U' shape with overall dimensions of approximately 15.5 x 12.6m.

The building in question is physically attached to its neighbour at its northern end.

1.2. Social Assessment

The property is Grade II Listed, having acquired a listing on 29th September 1978. The building will be restored and extended in a manner that respects the architectural history of the building and its immediate surroundings.

The proposal will alter the internal arrangement of the basement areas and there will be a new extension which will join 2no. basement areas together to make 1no. apartment.

The alterations will ensure the building continues to have a sustainable use and is maintained for the foreseeable future.

1.3. Economic Assessment

The established businesses at ground and first floor will continue to benefit the local economy and the upper floor apartments will also remain as existing.

The loss of office space at basement level will be of no detriment as the area is currently unoccupied and not lettable. The existing apartment at basement level is also in poor repair so the merger of the basement areas with a new extension will create a large pleasant apartment which will ensure constant inhabitation of the whole basement level.

1.4. Planning Policy

It is noted that various Planning Policies are applicable to this development. They are found both in National Policy through the National Planning Policy Framework (NPPF) and in Local Policy through the Kirklees Local Plan.

The NPPF states that there should be a presumption in favour of sustainable development and that we should 'conserve heritage assets in a manner appropriate to their significance'.

Please refer to the accompanying document referenced PYNO-MWA-XX-XX-RP-A-0002_Heritage_Statement for further discussion.

1.5. Involvement

It is considered, given the development in question, that the statutory consultation process will be sufficient for occupants and users of surrounding buildings and areas to express their views.

1.6. Evaluation

Our client is applying for Listed Building Consent and Planning Approval to create a single storey rear extension and alter the basement floor into 1no. large apartment from unused office space and 1no. apartment.

The alterations proposed will ensure a suitable and continued use of the building, while preserving the architectural merit.

We are hopeful that through this statement, along with the drawings and accompanying documents, Kirklees Council will recognise that both MWA and our client are conscientious of altering the building in a sensitive manner.

2. Design

2.1. Proposed Use

The existing building currently houses 2no. retail units at ground floor- one a charity shop with W.C at first floor, the other a clothing store. Part of the first floor is occupied by a salon.

The remaining first floor space and the entire second floor are apartments. The basement also has 1no. apartment and unused office space.

The proposal will alter the unused office space at basement level into 1no. large apartment merging with the existing basement apartment.

2.2. Amount

The amount of retail units remain unchanged. The residential units will remain at 4no and there will be no office space.

2.3. Layout

The single storey extension will increase the building footprint by 35m^2.

The internal layout of the ground, first and second floors will remain unchanged. The basement floor alterations will be as below:

Existing Apartment 4:

- The existing external entrance door to apartment 4 will be replaced with a new timber door.
- External window will be removed and 2no. new sash windows will be installed which will be in keeping with the upper floor windows which were replaced in 2018.
- Stud walls and doors to W.C and shower to be removed.
- Dummy stud walls removed.
- Associated existing sanitaryware and kitchen appliances to be removed.
- New stud walls and doors installed to create bedroom, store and en-suite.
- New en-suite fixtures and fittings to be installed.
- New opening to be created in western external wall and door to be installed into new extension.

Existing Office:

- The existing external entrance door and external window will be removed and a 3m wide aperture will be created.
- W.C and store stud walls to be removed.
- Associated existing sanitaryware and kitchen appliances to be removed.
- New stud walls and doors installed to create living/ kitchen/ dining, shower room and utility/ store.
- New kitchen, utility and shower room fixtures and fittings to be installed.
- New opening to be created in eastern external wall and door to be installed into new extension.

Proposed Extension:

- Bi-folding doors will provide a connection between the open living space and external patio area.
- A new hallway will connect the 2no. sections of the basement and provide access into a second bedroom.
- 2no. sash windows will be installed in the second bedroom external wall.
- 2no. rooflights will be installed in the extension to provide light to the living and hall areas.

The stud walls and associated doors, external doors and windows which are to be removed have been a modern addition to the property and will be of no detrimental loss. The external walls of the apartment will also be dry-lined to increase the thermal efficiency.

The associated drawings detail the proposed layout.

2.4. Scale

The rear single storey extension will be 3150mm high, however, only 1090mm (approximately) of the extension will be visible from the carpark level.

The existing internal floor level of the basement will be dug out and lowered by 360mm. The existing external lightwell finished floor level will be lowered by 510mm.

2.5. Landscaping

There are minimal landscaped areas associated in the rear carpark, however, this will not be affected by the proposed development. Externally both sets of existing steps down to the

basement level from the carpark will be removed and new steps installed. The new lightwell wall in the this area will match the existing carpark boundary and be constructed from natural coursed stone with 900mm metal railing.

2.6. Appearance

The extension will be constructed from coursed natural stone which will mimic the existing building external walls in style, colour and texture. The windows will match the existing upper floor windows and will be surrounded by stone mullions, heads and cills. The new external door to bed 1 will be timber and have a traditional style to complement the existing doors on the building. The principle entrance to the apartment will be through aluminium bi-folding doors which have a single access door to the living area. The rooflights in the extension will allow light to fill the basement area.

The extension will have a flat roof and be built down into a lightwell so it will not be visible from the main road or neighbouring property.

3. Access

The building is located in the centre of Almondbury, with close proximity to Huddersfield, and as such has access to all the typical town centre facilities. The central Huddersfield rail and bus terminals are a 13-minute bus drive away.

The building currently has existing access points on 3 elevations leading to various uses:

To the eastern elevation there are a number of steps which allow separate access from the carpark to apartment 4 and the unused office space.

On the south elevation there is stepped access into the hallway which houses the existing stairwell to the apartments on the first and second floors.

The western elevation has two entrances from Northgate, one a stepped entrance into the existing charity shop, the other an arched entrance which leads to the lobby serving another retail unit at ground floor and salon at first floor via stairs.

External access into the basement will be slightly altered as both sets of existing steps down to the basement level from the carpark will be removed and new steps installed. The new lightwell wall in the this area will match the existing carpark boundary and be constructed from natural coursed stone with 900mm metal railing. The existing external door to apartment 4 will be removed and replaced with a wider timber door. Bi-Folding doors will be installed in the extension to allow access to the living area.

The associated drawings detail the proposed internal layout.

Martin Walsh Architectural is fully aware of the requirements under Approved Document M of the building regulations and as such, all designs shall conform to the requirements of AD-M, where the requirement exists.

It is in our professional opinion that the nature of the internal layout provides practical access to and throughout the building.

4. Photographic Record



Figure 1: Eastern elevation with stepped access to apartment 4 and unused office at basement level (before upper floor windows were replaced in 2018)



Figure 2: External access to unused basement office



Figure 3: Unused basement office entrance



Figure 4: Unused basement office



Figure 5: Existing apartment 4 highlighting low head height