



75 NEW NORTH ROAD

Planning Statement and
Design & Access Statement
September 2021

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1.0 INTRODUCTION

1. INTRODUCTION

1. INTRODUCTION

1.1. This Design and Access Statement has been prepared by Create It Studio Architects on behalf of our client to support a full planning application for a site located at **75 New North Rd, Huddersfield HD1 5ND.**

1.2. Grid Reference: SE 13779 17207

1.3. This proposal seeks to attain Full Planning and Listed Building Consent for the change of use from (D1) Nursery to (F1) Provision of education and Public worship or religious instruction. Proposed internal remodelling and external changes including a new disabled access ramp to the rear of a Listed Building.

1.4. The building is currently a D1-use class and was approved as a Nursery with a limit of 40 children.

1.5. Recent changes to the planning use class separate D1-Use into E1 and F1.

1.6. The proposal use of this building will, therefore, now fall within F1 (a and f).

1.7. The main activities of the centre are children's after school classes with religious activities and a place of worship.

1.8. Every effort has been made to minimise the impact on the Listed Building. No alterations are proposed to the external appearance other than the widening of the rear entrance door with a disabled ramp to adapt the building allowing inclusive design and disabled access.

1.9. Additionally, internal changes have also been reduced to only the essential elements to minimise the impact on the Listed Building.

1.10. The proposal aims to provide a high-quality teaching environment that respects the heritage value of the existing building.

1.11. The site is located within the Greenhead Park Conservation Area. As a result, every effort has been made to minimise the impact on the historic fabric of the building and the wider area. Therefore, very few alterations are proposed to the external appearance, namely to the rear of the property.

1.12. The changes proposed aim to enhance the historic fabric through restoration and repair work of the building and provide access to wheelchair users.

1.13. The existing site is situated within Kirklees Council.

1.14. This report is to be read in conjunction with all submitted reports and architects drawings that accompany this planning application including the Heritage Statement.



2.0 PLANNING STATEMENT

2. PLANNING

2. PLANNING HISTORY

2.1. Below is a list of planning applications submitted on this site:

2002/92652

CHANGE OF USE FROM OFFICE TO HOUSE IN MULTIPLE OCCUPATION WITH STAFF FACILITIES (LISTED BUILDING WITHIN A CONSERVATION AREA)

Withdrawn in Sept 2002

2002/92653

LISTED BUILDING CONSENT FOR ALTERATIONS TO CONVERT EXISTING OFFICES TO HOUSE IN MULTIPLE OCCUPATIONS WITH STAFF FACILITIES

Withdrawn in Sept 2002

2002/93968

CHANGE OF USE OF OFFICES TO NURSERY (LISTED BUILDING WITHIN A CONSERVATION AREA)

Approved in January 2003

2003/91582

LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS TO FORM NURSERY (WITHIN A CONSERVATION AREA)

Approved in May 2003

2004/65/95742

LISTED BUILDING CONSENT FOR ERECTION OF RAILINGS TO BOUNDARY WALL, DAMP-PROOF COURSE TO BASEMENT, INSTALLATION OF FIRE DOORS AND EXITS AND ALTERATIONS (WITHIN A CONSERVATION AREA)

Refused in March 2005

2.2. PRE-APPLICATION CONSULTATION

2.2.1. On this application, no formal pre-application consultation has taken place. However, planning officer and team leader Teresa Harlow has provided advice and guidance with this application and changes to the new use classes.

2.3. PLANNING STATEMENT

2.3.1. 75 New North Road is proposed to be used by Dawat-e-Islami as a Muslim place of worship and provide after school religious education to children for people of the Islamic faith.

2.3.2. Dawat-e-Islami is a well respected non-profit Islamic organization and charity that have Islamic educational institutions around the world, with several centres in the UK.

2.3.3. They seek to provide the same high-quality Islamic education to the youth within the local area of Huddersfield.

2.3.4. This centre will operate primarily to provide two main services including (1) religious classes for children in the afternoon/evenings and (2) provide prayer facilities to local Muslims.

2.3.5. The madrasa will facilitate religious education for a maximum of 40 children at any one time. These will be carried out in the afternoon and evenings between 4pm-8.30pm during weekdays.

2.3.6. Prayers will be held 5 times per day with an expected attendance of 5-7 for each prayer time. Approximately 30 people are expected at Friday midday prayers.

2.3.7. As the prayer times are based on daylight hours in summer months the last prayer is later in the evening and the morning prayer is before sunrise.

2.3.8. The proposed opening hours are 6am-11.30pm each day.

2.3.9. The target audience for this centre is the local Muslim community that live within walking distance of the building. For this reason, we are expecting the majority of users to walk to the centre and avoid vehicle transport.

2.3.10. Four number parking spaces are provided to the rear including a disabled bay for staff and visitors that may not be local.

2.3.11. A secure bicycle parking area will be provided to the rear yard to encourage non-vehicle transportation.

2.3.12. All visitors and users will be encouraged to walk to the building and to leave the centre quickly without making noise to mitigate any disturbance to the neighbours.

2.3.13. For a full and more detailed review of the parking and transport arrangements, please refer to the accompanying Transport Assessment report.

3.0 DESIGN & ACCESS

3. DESIGN & ACCESS

3. DESIGN & ACCESS

3.1. CONTEXT

- 3.1.1. The existing site is situated on New North Road, a short distance from Greenhead Park.
- 3.1.2. The building is **Grade II Listed** (List Entry Number: **1228847**) and the two stone entrance gate-piers are also **Grade II Listed** (List Entry Number: **1228848**). The site falls within Greenhead Park Conservation Areas.
- 3.1.3. Along New North Road and the adjoining roads, there are numerous Listed Buildings.
- 3.1.4. For further details in relation to the heritage significance and impact please refer to the heritage statement.
- 3.1.5. The existing building is a detached property located centrally along New North Road with buildings on either side. The street has a mixture of uses including offices, education centres, dwellinghouses, apartments and dental surgeries.
- 3.1.6. Each property along New North Road have a unique individual design character with an overarching consistency in the materials, height and massing of each property.
- 3.1.7. Huddersfield Town Hall is approximately 1-mile from the site. The site enjoys excellent public transport links and local amenity services such as retail shops, public parks and leisure facilities within walking distance from the site.
- 3.1.8. The wider vicinity contains a mixture of residential, retail and commercial developments in the form of small offices, shops, restaurants, cafes, clinics and leisure facilities. Greenhead Park is located 0.5-miles South only a 10 mins walk from the site.

3.2. USE & AMOUNT

- 3.2.1. 75 New North Road was previously used as a Nursery and was granted planning approval in 2003 for the change of use. As a nursery, the building underwent some internal and external alterations.
- 3.2.2. This proposal seeks to attain planning permission for a change of use from (D1) Nursery to (F1) Provision of education and Public worship or religious instruction.
- 3.2.3. The building is currently a D1-use class and was approved as a Nursery with a limit of 40 children.
- 3.2.4. Recent changes to the planning use class separate D1-Use into E1 and F1.
- 3.2.5. The proposal use of this building will, therefore, now fall within F1 (a and f) and a Nursery falls under E1.
- 3.2.6. The main activities of the centre are children's after school classes with religious activities and a place of worship.
- 3.2.7. The proposed changes will allow the building to provide the necessary spaces required for the classrooms, washroom and toilet provisions, disabled access and DDA WC, prayer hall facilities and offices.
- 3.2.8. The proposal does not increase the floor area of the existing building and therefore the total internal area remains unaltered.

3.3. DESIGN PROPOSAL

- 3.3.1. The proposal will provide new classrooms and prayer hall facilities and ancillary spaces for after school classes and prayer facilities.
- 3.3.2. The design approach is to minimise the impact on the Listed building. This is achieved as follows:
- 3.3.3. Retaining the external elevations with no alterations proposed to the front principal elevation and the side elevations
- 3.3.4. The rear elevation will remain unaltered with only minor changes proposed including widening the rear entrance door for disabled access, external ramp for wheelchair users, replacement of uPVC rainwater goods and windows.
- 3.3.5. No alterations are proposed to the front and side boundary walls/fence
- 3.3.6. Changes to the rear external yard include removal of the existing rear boundary wall, formation of 4no. parking spaces including one disabled bay, installation of a dedicated secure bin and bicycle storage areas and a new disabled access ramp.
- 3.3.7. Internally, the ground floor will remain largely the same with the inclusion of toilets. In the basement, some internal partitions and the staircase will be removed. These do not form part of the original historic fabric of the building. The loft levels also remain largely the same.
- 3.3.8. The greatest change proposed relate to the first floor, which includes the removal of internal walls to form a large multipurpose hall. Further details about this and the impact on the Listed Building can be found in the heritage statement.

3.4. SITE LAYOUT

- 3.4.1. The building faces New North Road with pedestrian access from the front and vehicle access from the rear. The building is a detached property with a front landscaped garden area and a rear yard/garden area.
- 3.4.2. The building footprint remains the same with no extension proposed.
- 3.4.3. Along New North Road, the boundary wall consists of a low stone wall and large stone piers to the two pedestrian entrances. These will remain unaltered as part of this proposal. Similarly, the boundary wall to the side and rear are also stone and will remain unaltered.
- 3.4.4. Four parking spaces will be provided to the rear of the site include one disabled bay. Access is gained via the rear access road.
- 3.4.5. A secure bin store and bicycle storage area are provided to the rear.

3.5. SCALE & MASSING

- 3.5.1. The scale and massing of the existing building will remain unaffected by this proposal.
- 3.5.2. We are not proposing to increase the footprint or height of the existing building in any way.

3.6. LANDSCAPING

- 3.6.1. The existing site has a small section of soft landscaping to the front, concrete paving slabs to the side and a concrete finish to the rear yard.
- 3.6.2. No works are proposed to any of the existing soft landscaping areas of the site.
- 3.6.3. The rear yard will be tarmacked to provide parking spaces and paved to the remaining area.

3.7. BUILDING LAYOUT

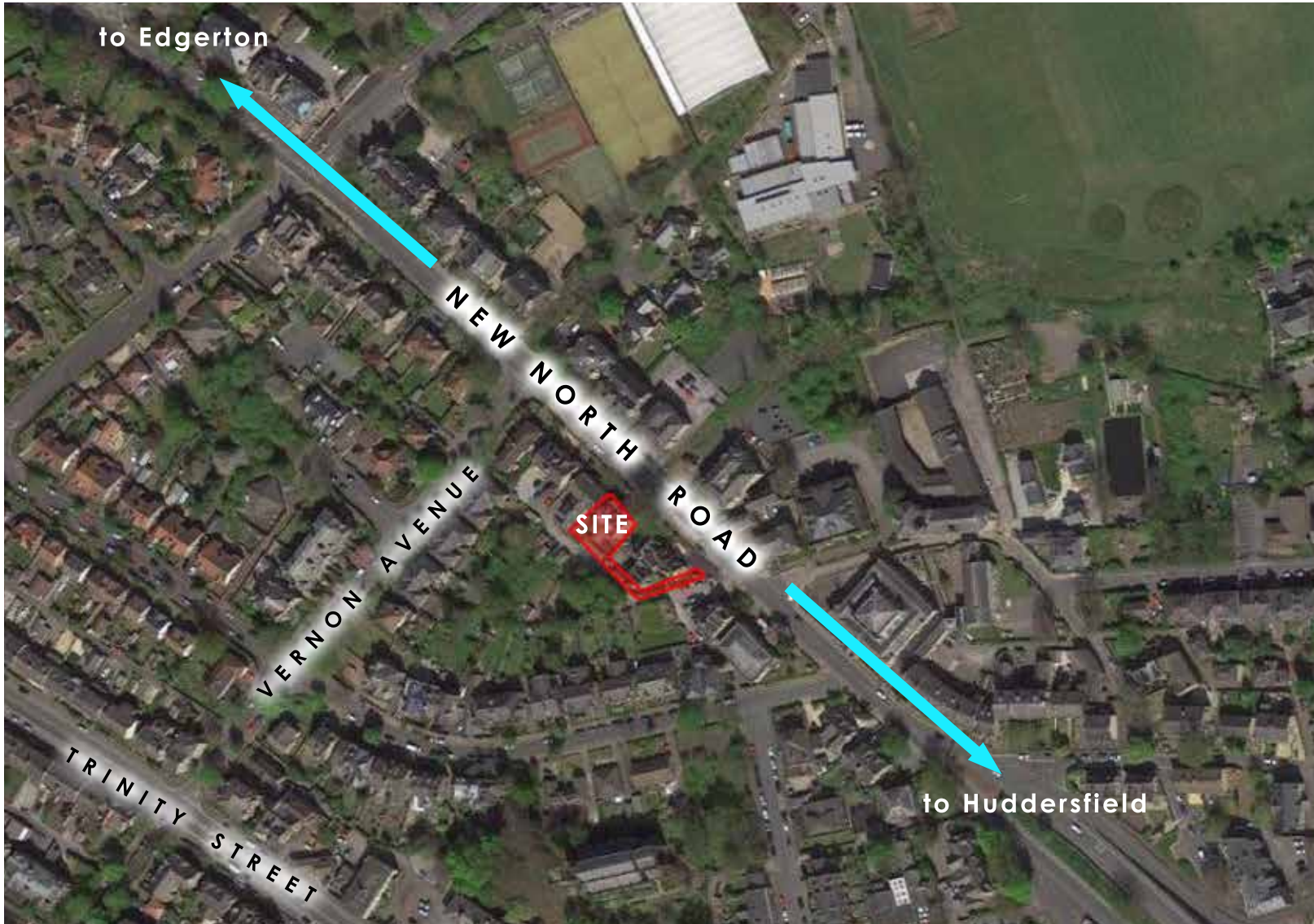
- 3.7.1. The existing property consists of four floors including a lower ground floor, ground floor, first floor and a loft level.
- 3.7.2. The lower ground floor has been used as offices, staff room, toilets and services. The ground floor has been used as classrooms with a toilet and kitchen facilities. The first floor and the loft area is also used previously as classrooms.
- 3.7.3. The proposal is to alter the building internal configuration only in areas where they are required. These include the following:
- 3.7.4. Removing the basement staircase and reinstating the rear entrance
- 3.7.5. Removing internal partitions to form a hall on the lower ground floor and the first floor.
- 3.7.6. Adding washrooms and toilet facilities on the lower ground and the ground floor.
- 3.7.7. Adding a new disabled toilet that complies with current building regulations requirements on the ground floor.
- 3.7.8. The general layout of the building in terms of access, circulation and internal walls have been retained as existing. Additional internal partitions will be built to sub-divide internal spaces as required.

3.8. ACCESS

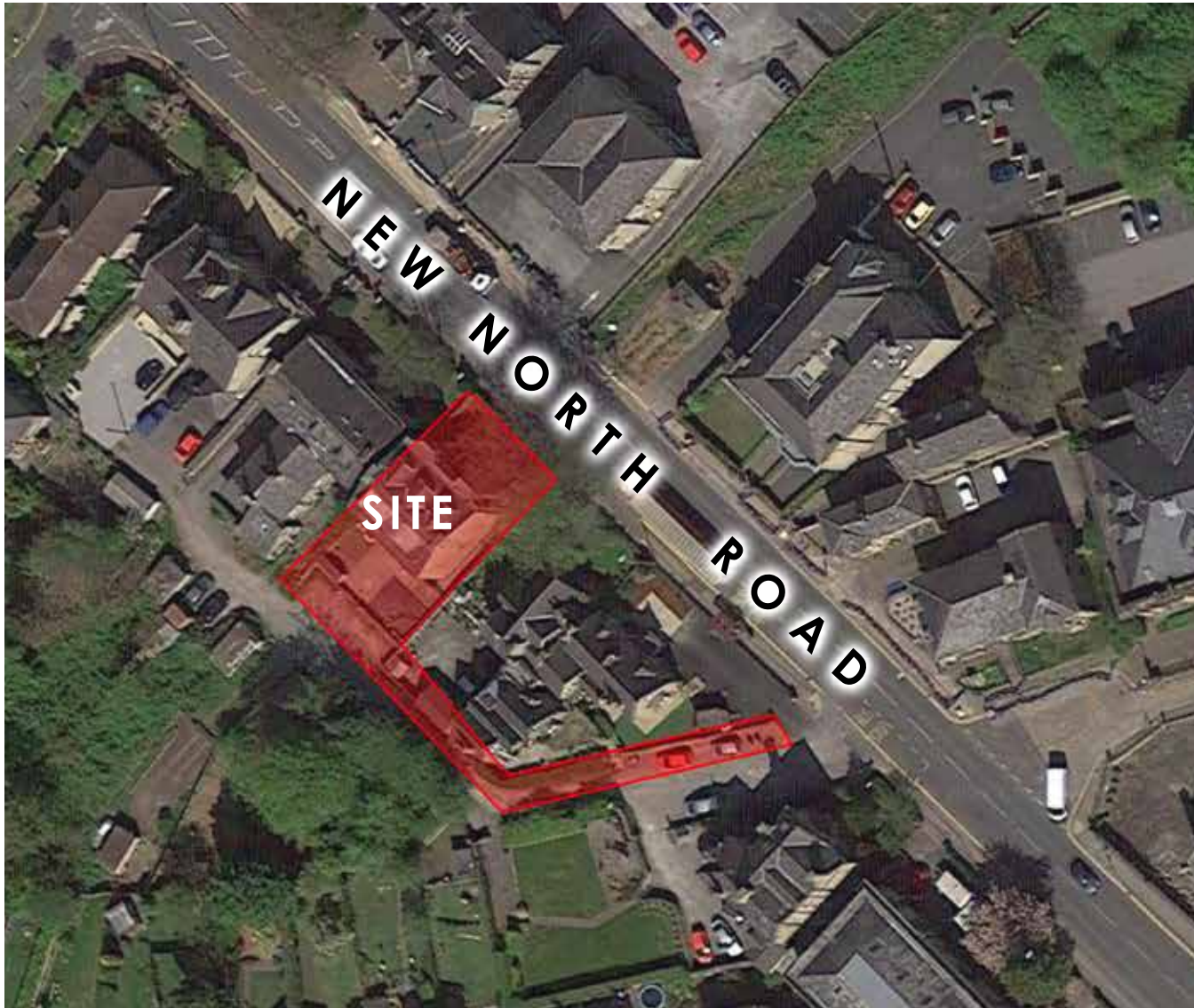
- 3.8.1. The property will comply in all respects with Part M of the Building Regulations. Disabled access will be gained via the rear entrance, which will be provided with a disabled access compliant threshold via a DDA ramp, and the door purposely made wider to allow access to wheelchair users.
- 3.8.2. The access will be approached via a level access threshold with external ramp access and a maximum of 1:12 slope to a level platform.
- 3.8.3. The entire ground floor will be level access with a DDA compliant public WC.
- 3.8.4. As there is no lift access to the other floors, provisions will be made to accommodate wheelchair users on the ground floor. Alternatively, building management will be available to assist any disabled persons if access to other floors is required.

4.0 SITE ANALYSIS

SITE LOCATION & CONTEXT



District Aerial Plan



Existing Site - Aerial View



75 New North Road

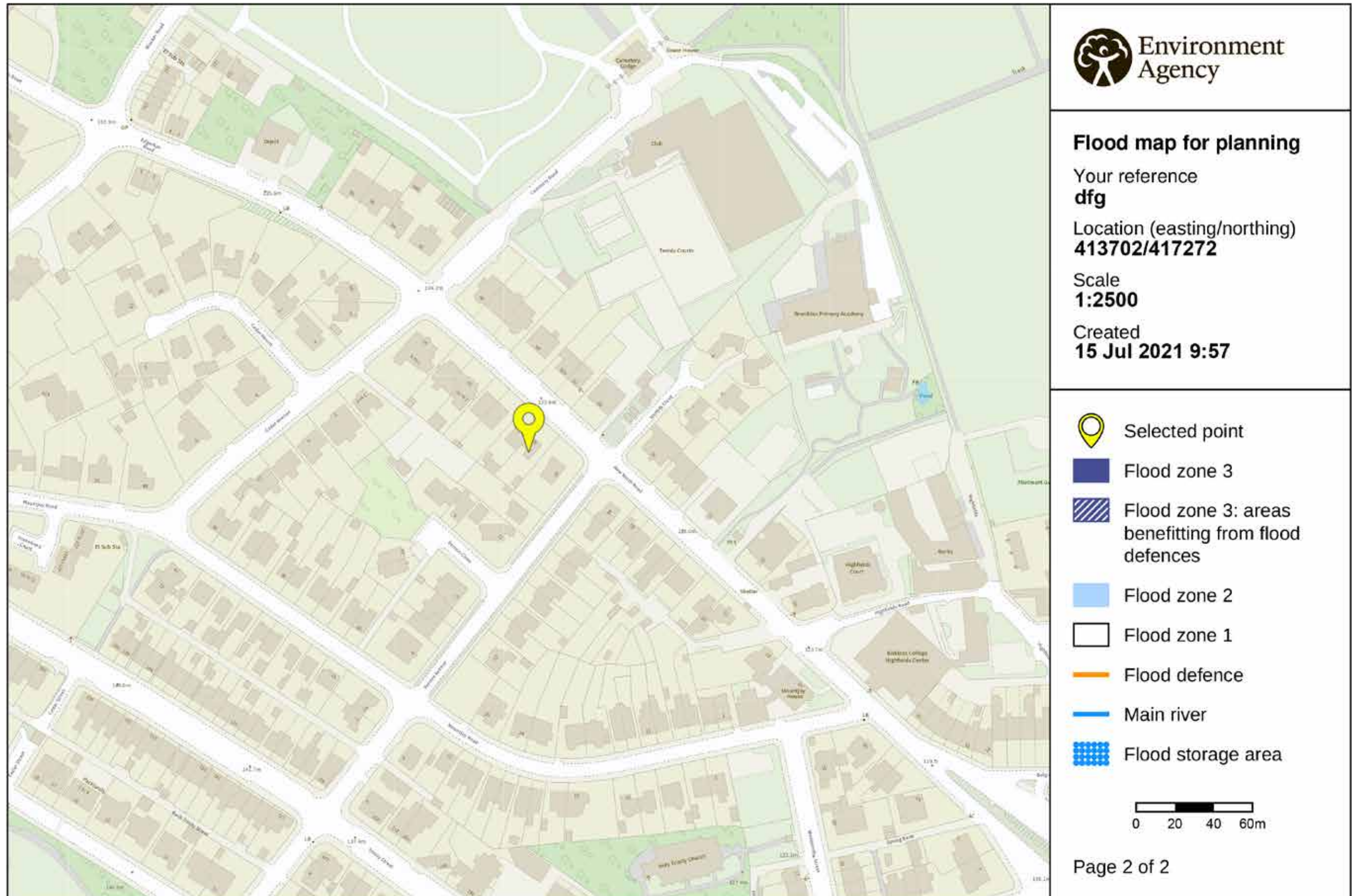


75 New North Road

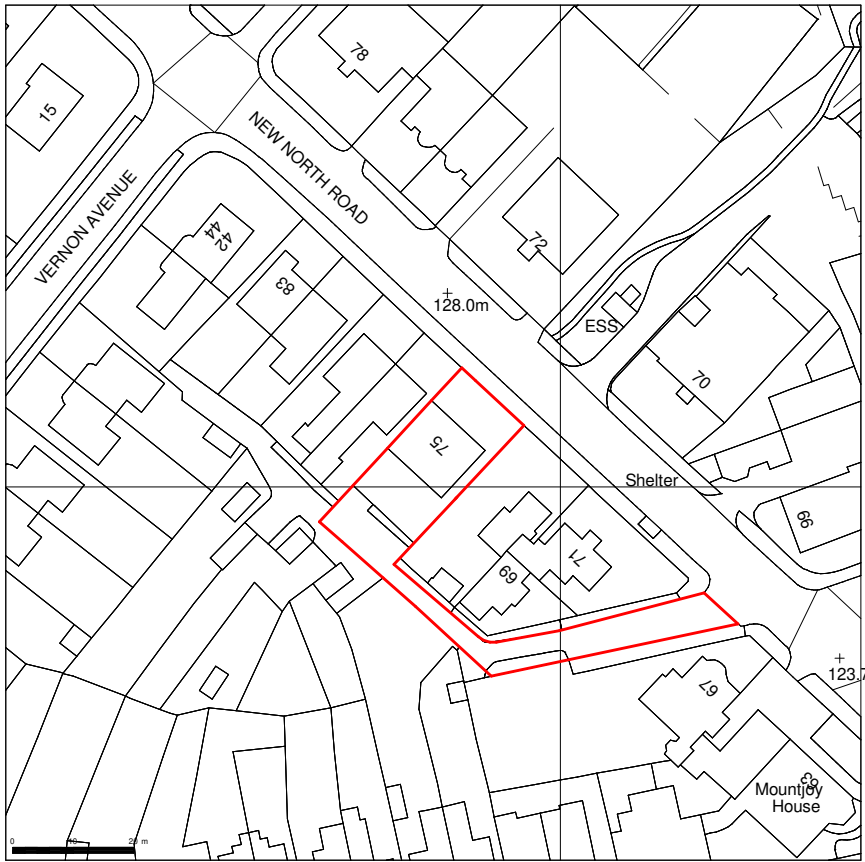


75 New North Road

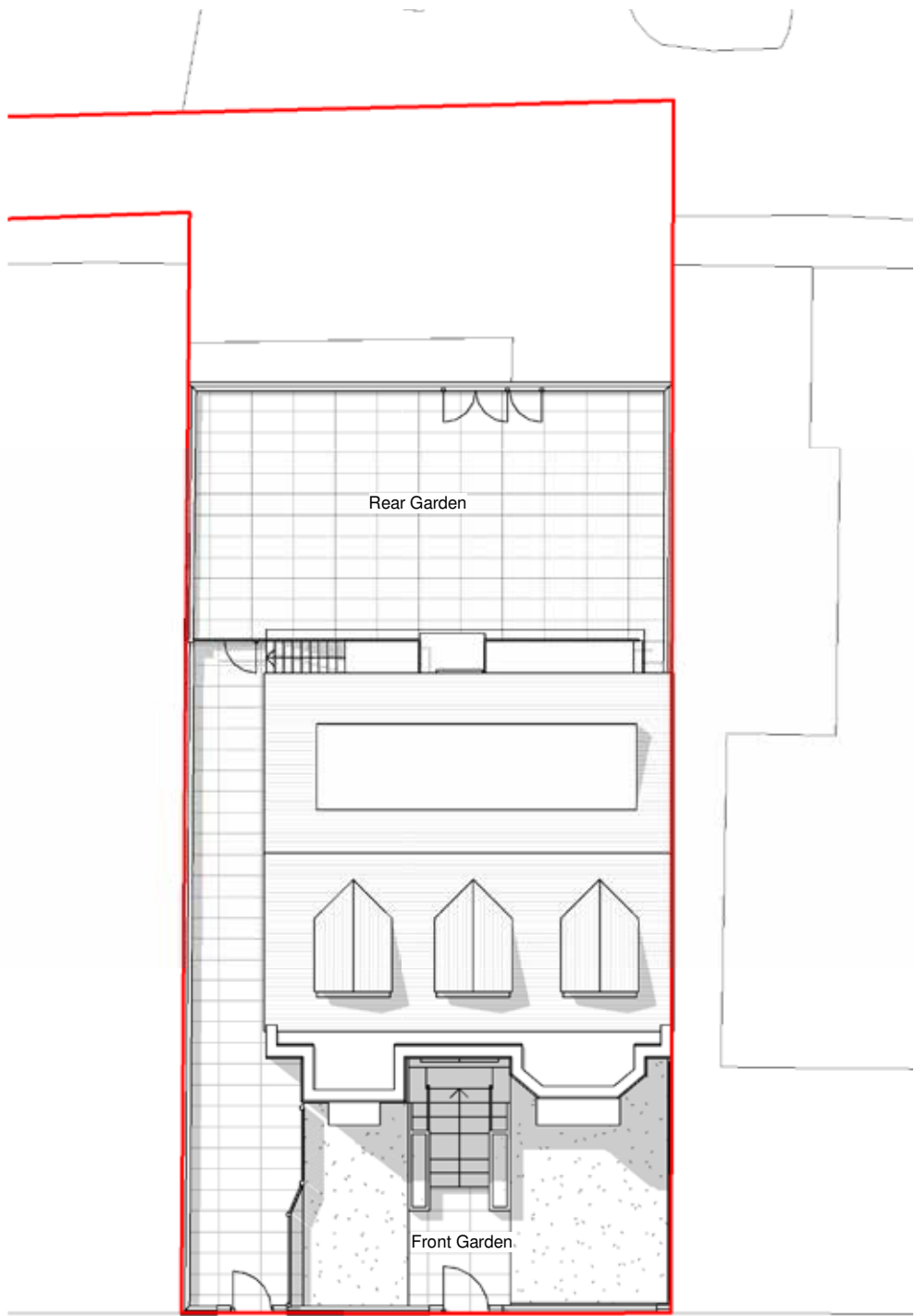
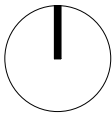
FLOOD RISK PLAN



EXISTING LOCATION AND SITE PLANS

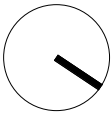


Existing Location Plan 1:1250



LEGEND
Site Boundary

NEW NORTH ROAD
Existing Site Plan



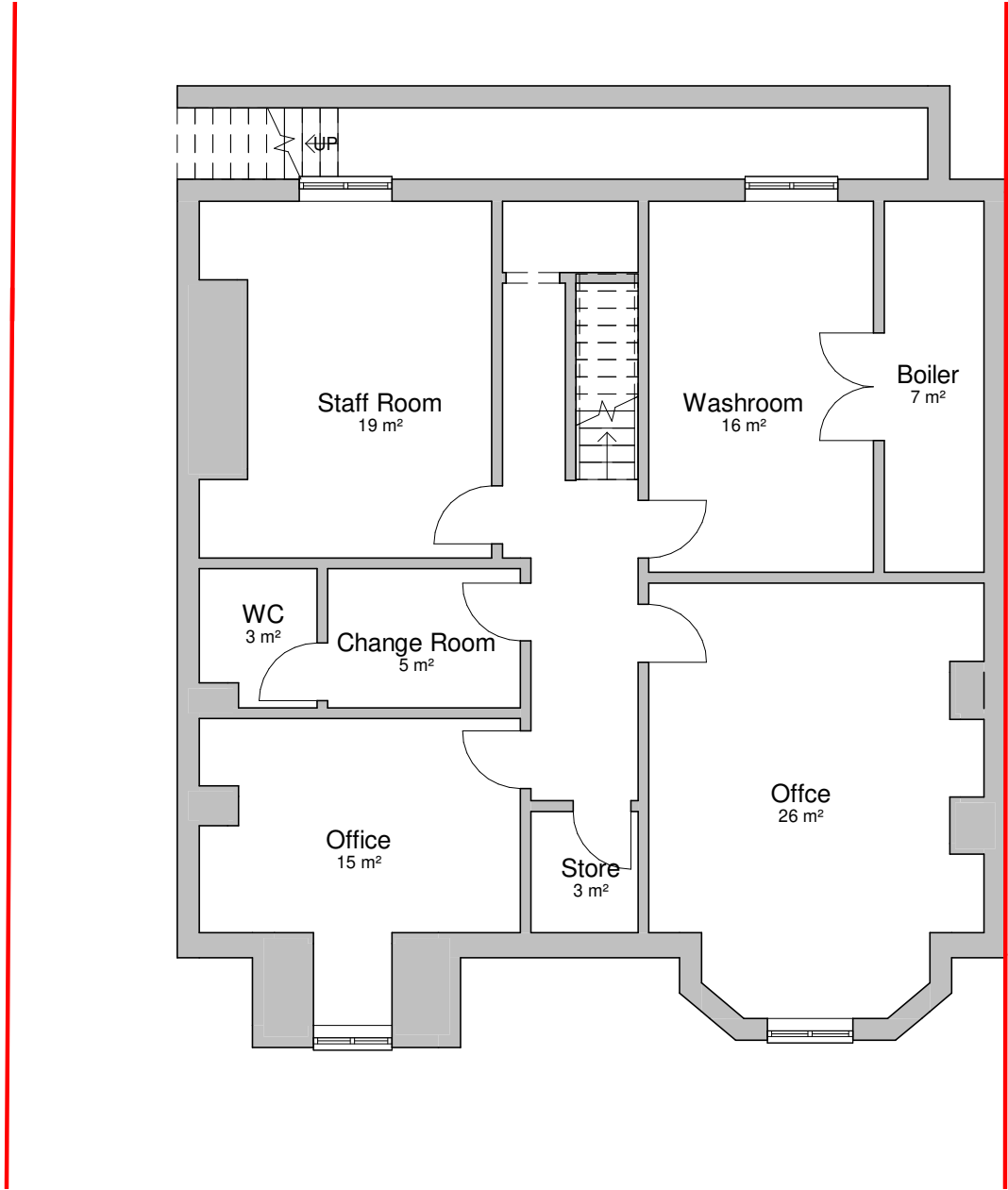
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EXISTING LOWER GROUND FLOOR & GROUND FLOOR PLANS

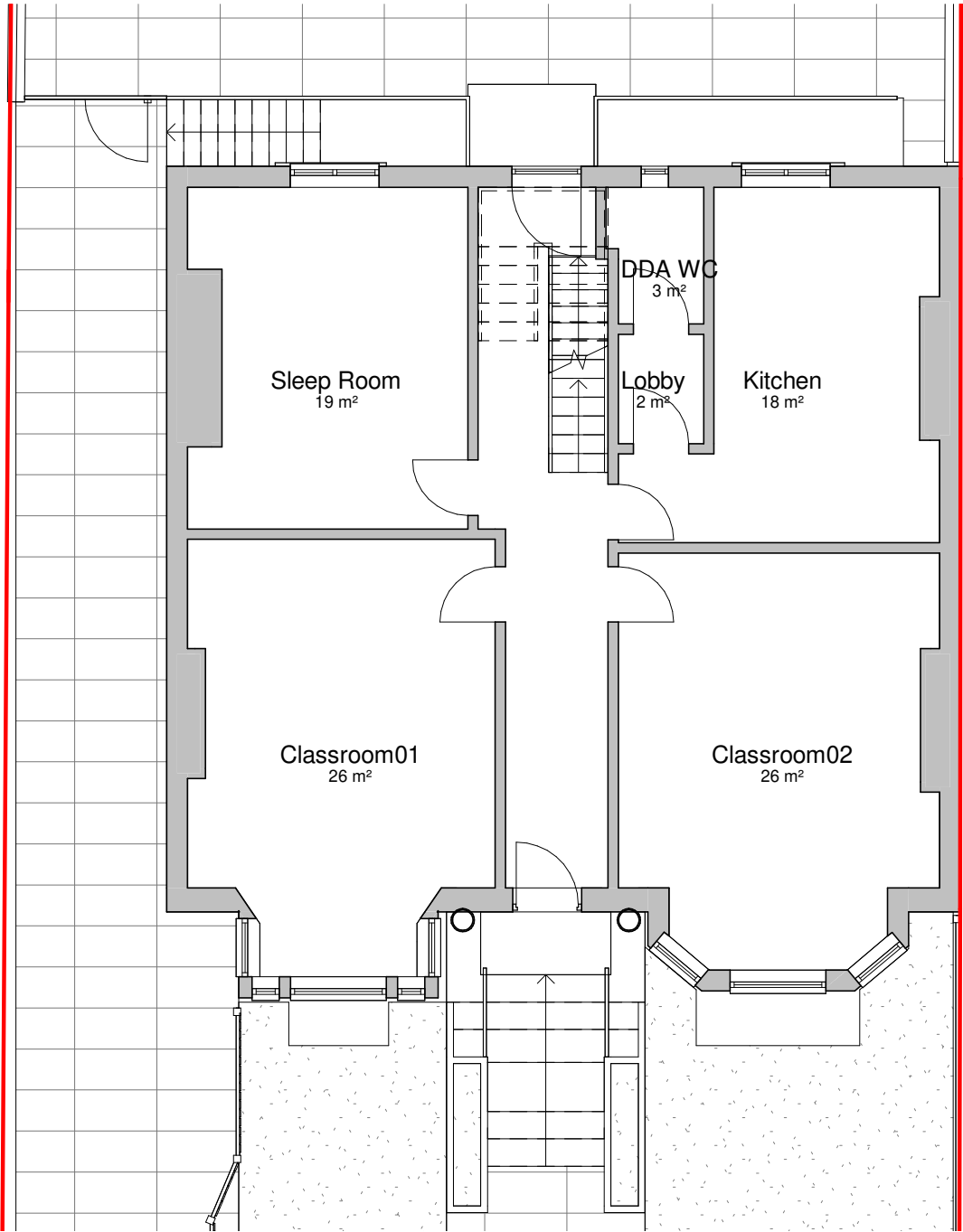
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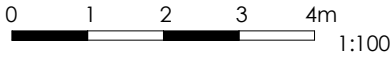
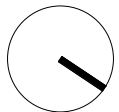
Site Boundary



Existing Lower Ground Floor Plan



Existing Ground Floor Plan

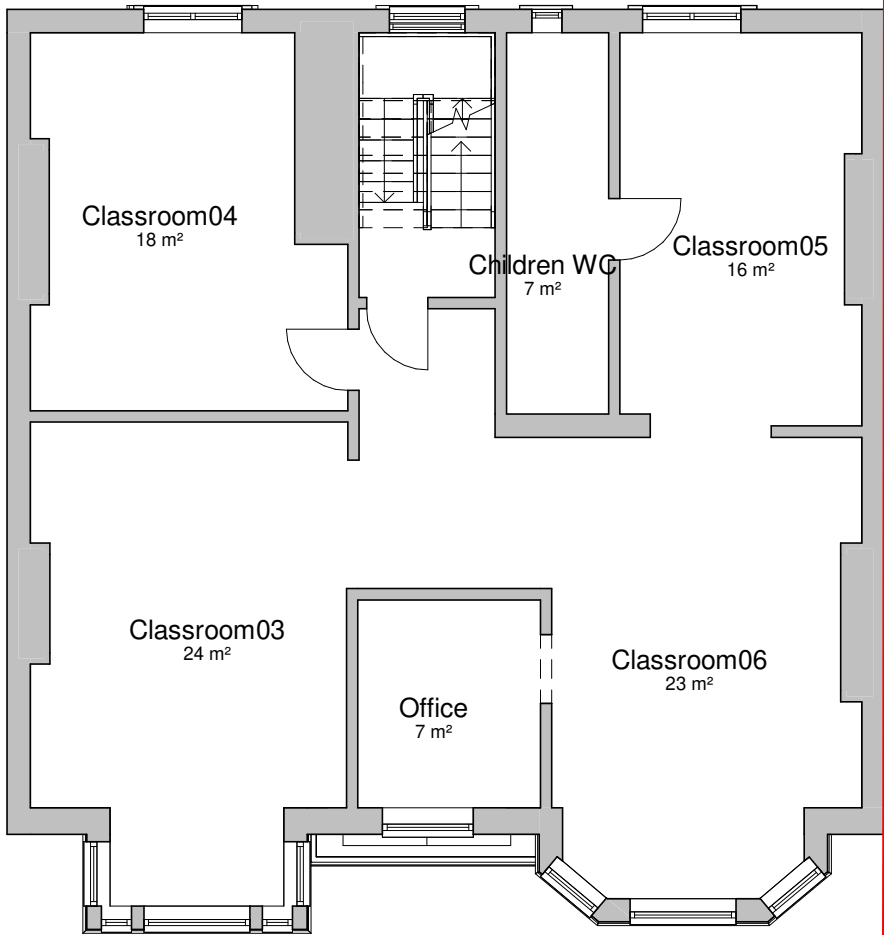


EXISTING FIRST & LOFT FLOOR PLANS

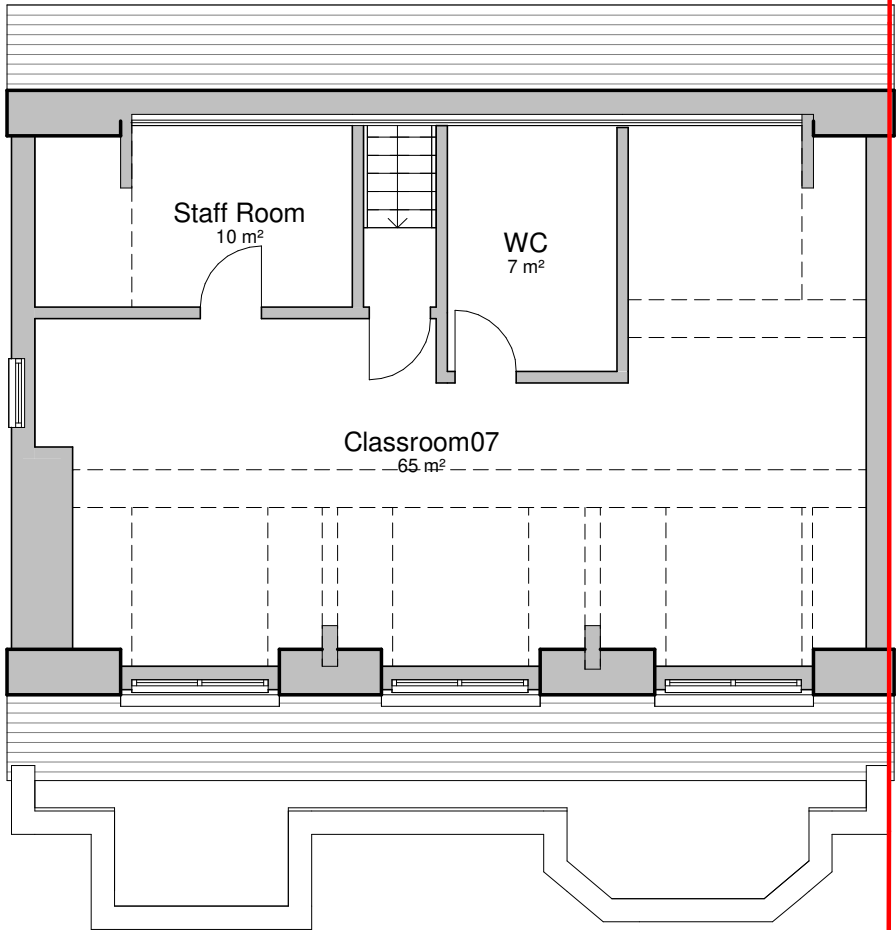
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LEGEND

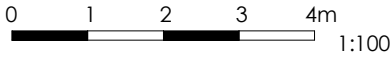
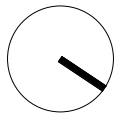
— Site Boundary



Existing First Floor Plan



Existing Loft Plan



EXISTING EAST & NORTH ELEVATIONS

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Existing East Elevation

Existing North Elevation

EXISTING WEST & SOUTH ELEVATIONS

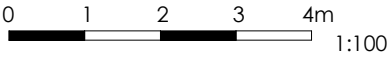
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Existing West Elevation



Existing South Elevation

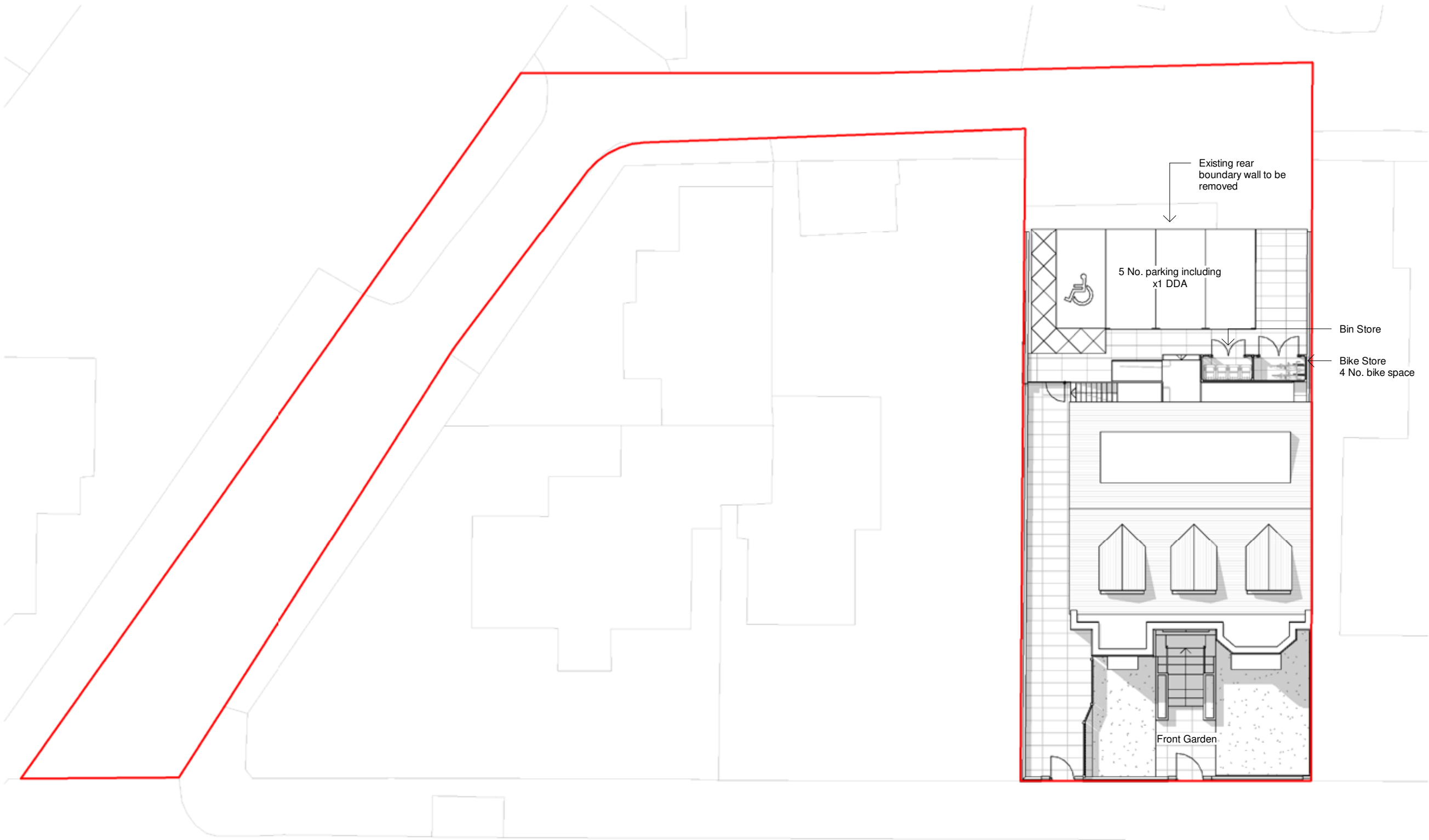


5.0 PROPOSED DESIGN

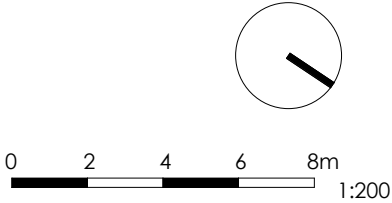
PROPOSED SITE PLAN
1:200

LEGEND

Site Boundary

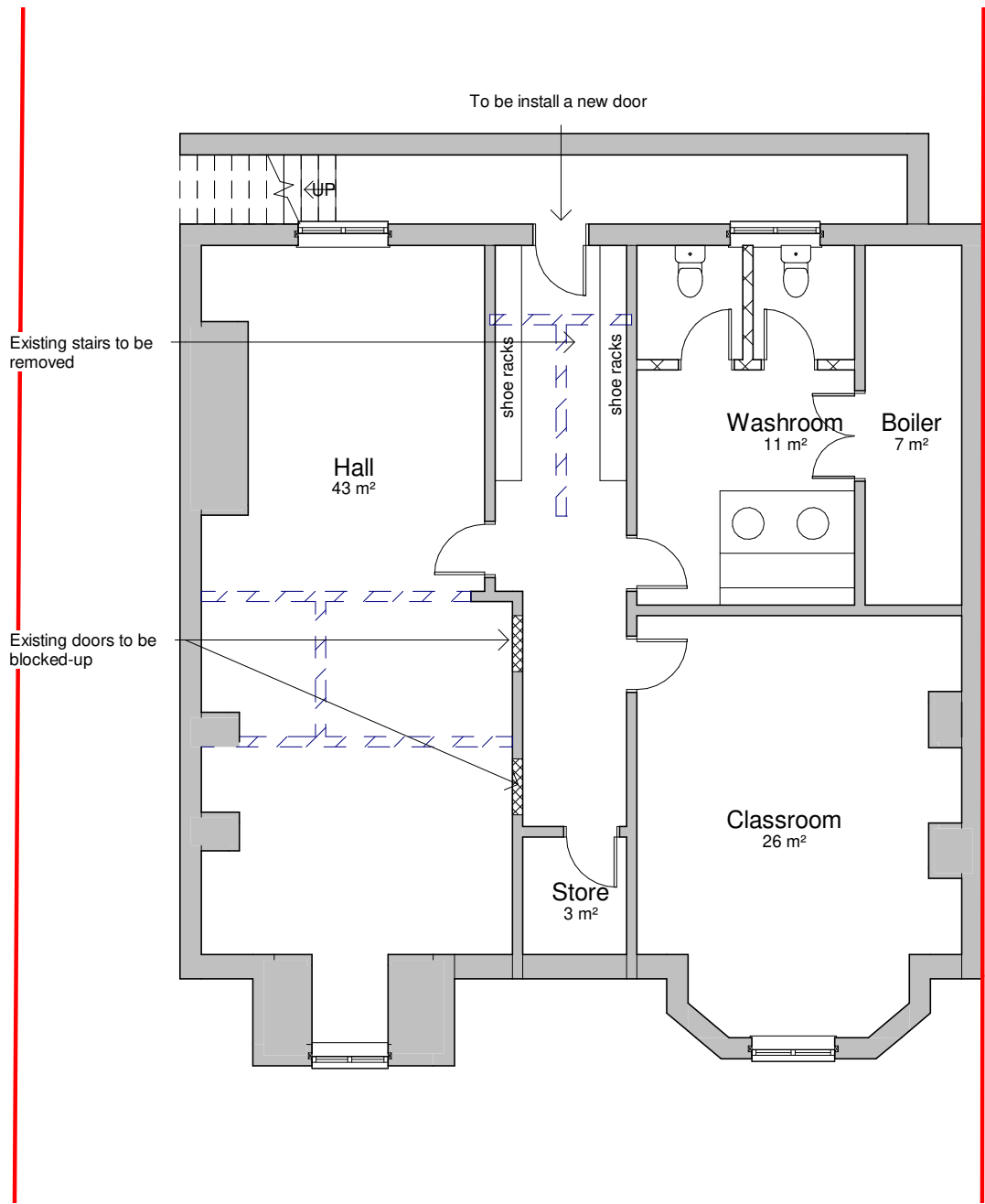


NEW NORTH ROAD

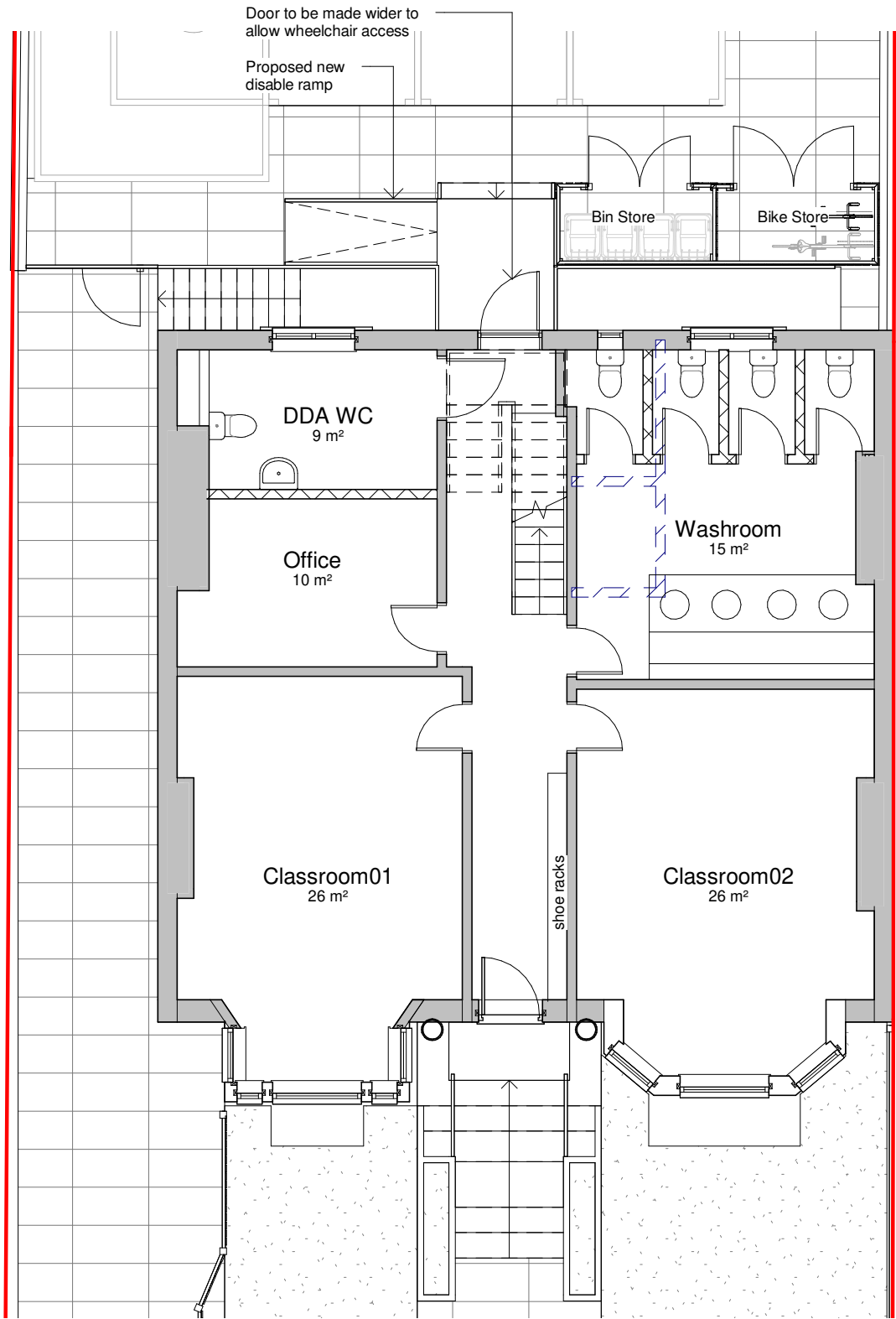


PROPOSED LOWER GROUND FLOOR & GROUND FLOOR PLANS

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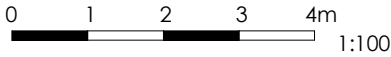
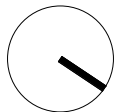


Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan

LEGEND
— Site Boundary

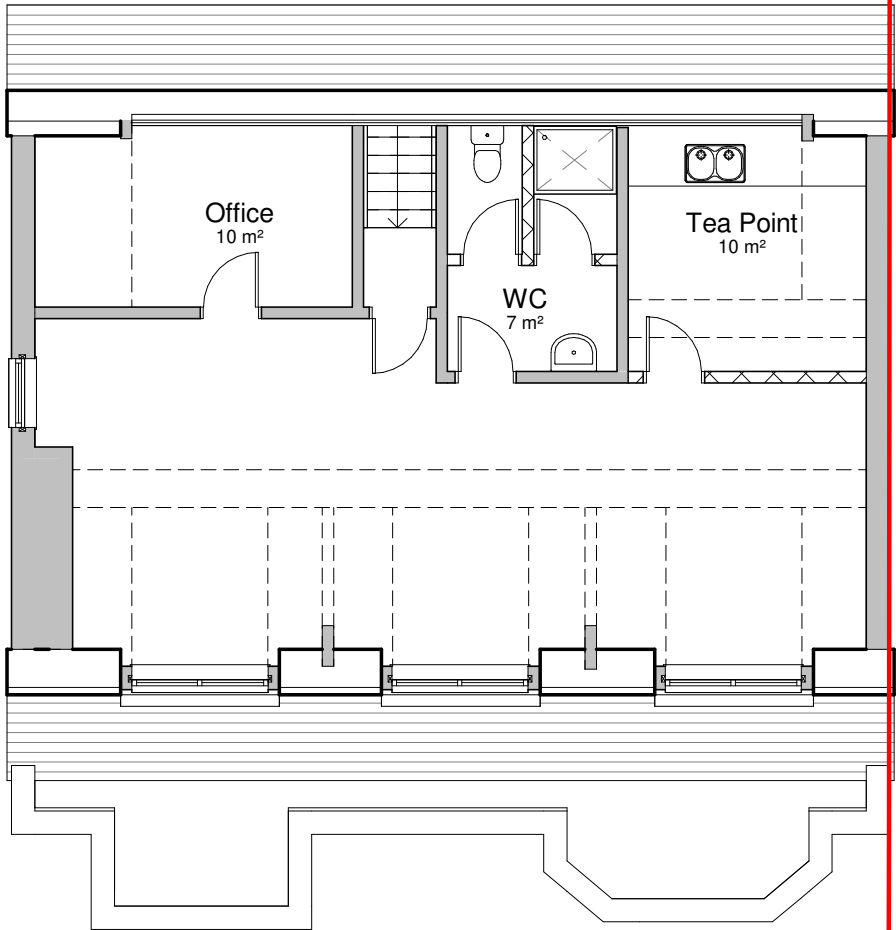
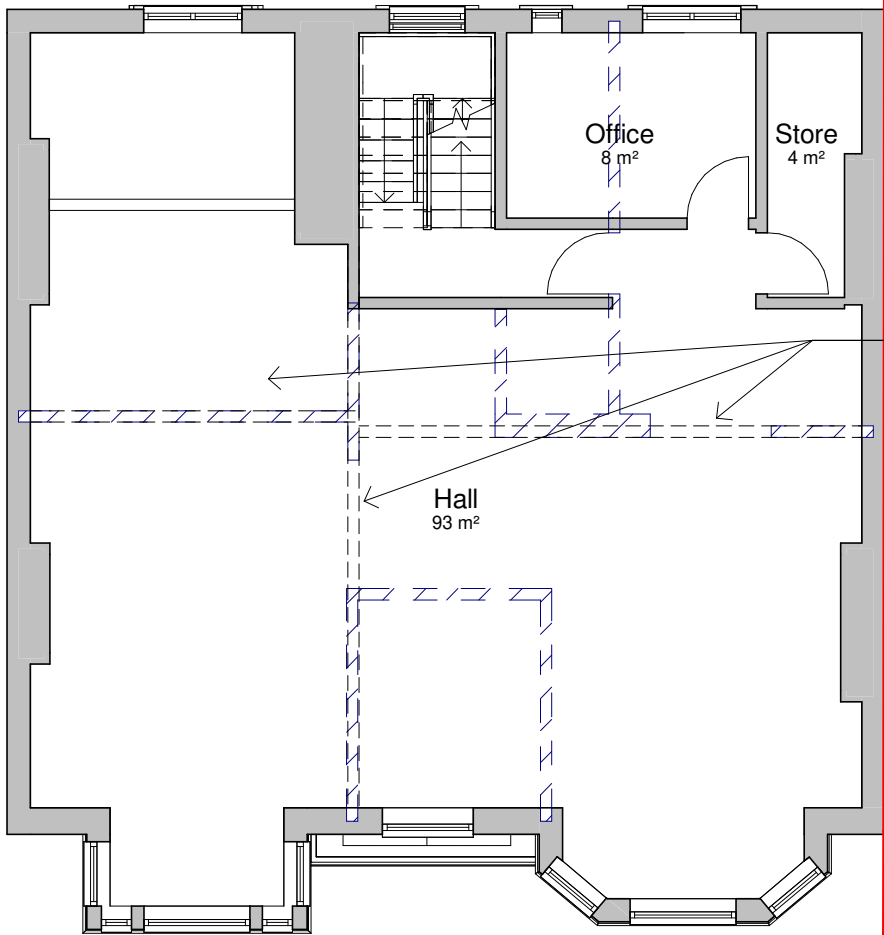


PROPOSED FIRST & LOFT FLOOR PLANS

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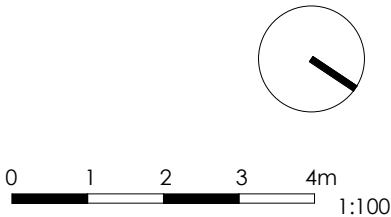
LEGEND

Site Boundary



Proposed First Floor Plan

Proposed Loft Plan



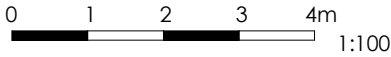
PROPOSED EAST & NORTH ELEVATIONS

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Proposed East Elevation

Proposed North Elevation



PROPOSED WEST & SOUTH ELEVATIONS

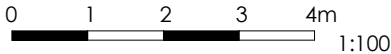
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Proposed West Elevation



Proposed South Elevation



Architecture | Planning | Visualisation



Graphics | Branding | Websites

Author	Checked	Revision	Date
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SA	SH	A	17.09.2021

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