

DESIGN, ACCESS & HERITAGE STATEMENT

FOR

MR. JONES THOMAS

@

52 GLEDHOLT ROAD, HUDDERSFIELD, HD1 4HR



ISSUED FOR PLANNING APPROVAL:

11th April 2022

TREND ARCHITECTURE

Ref: TR-A22-0303

DESIGN, ACCESS & HERITAGE STATEMENT			
Site Address:	52 Gledholt Road, Huddersfield, HD1 4HR	Date: 11 th April 2022	
Contact details:			
Applicants name		Agent name	
Name:	Mr Jones Thomas	Name:	TREND ARCHITECTURE
Address:	52 Gledholt Road Huddersfield	Address:	103-105 Bradford Rd Huddersfield
Postcode:	HD1 4HR	Postcode:	HD1 6DZ
		Telephone:	01484 941051

The History

This Design, Access and Heritage Statement has been prepared by TREND ARCHITECTURE on behalf of Mr. Jones to accompany the planning application for the property located at 52 Gledholt Road, Huddersfield, HD1 4HR. This property, which is surrounded by residential buildings, is within the Huddersfield Town Centre Conservation Area.

The Proposal

The property, which has been used for residential purposes, is divided into four levels. The basement used to contain storage spaces, the ground floor used to contain common rooms such as kitchen and living room, and the first floor and loft used to contain bedrooms.

Mr Jones' vision is to create self-contained units within a single house that will be rented to allow people to have their own spaces whilst living with others. To accommodate Mr. Jones' vision it is proposed to modify the internal layout of the building to allow eight self-contained apartments and two by two bed HMO to be created.

By modifying the internal layout of the property, the proposed design will have no major impact on the external appearance of the building. This happens because no major alterations are proposed to the front and rear elevations. An additional window will be required to be added to the bedroom on the basement level on the rear façade of the building which will be in keeping with the existing design.

Once the building will be habitable, it's use will be residential and in keeping with the surrounding area and provide a better use for the town centre working employees and university students.

Access

Nine parking spaces will be provided between the front and rear side of the property. The layout can be seen from Drawing No. TR-A22-0303-010 Proposed Site Plan. The existing 2.7m gate will be enlarged to 3.7m to allow easier access to cars and pedestrians. The height of the boundary wall will be left the same. Although Nine parking spaces are provided on site to be used by the house tenants, probably not all of them will be used as not everyone will have a car.

Amount of Development & Layout

Internal refurbishment only. Both black (Eurobin size) and large recycle waste bins will be provided to the side of the dwelling.

Appearance

The proposal respects the general character and appearance of the surrounding area. The proposed development will have no detrimental impact upon the amenity of occupiers of neighbouring properties. The existing tree T1/vegetation will be left and will be not affected by the changes made on site.

The rest of the trees were removed accordingly to letter from Nick Goddard Kirklees Council Ref: 2021/94133 for Tree T1, Chestnut – as specified and ensure 1m clearance from light column.

Trees T3 – T8 – remove as specified

Groups G1 and G2 – remove as specified

Conclusion

It is apparent that as a consequence of the proposed alterations in the form of internal layout alterations, it will have no adverse effect on the surrounding and neighbouring properties.



PLAN – DESIGN - BUILD

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Our submissions are that the internal changes have no particular architectural merit to the Conservation Area, however the materials used will be within practicality provide visually fitting in with style of architecture currently.

The proposal respects the scale, character, design, and materials of the construction of the surrounding area.