

**DESIGN, ACCESS & HERITAGE STATEMENT**

**FOR**

**MR. JONES THOMAS**

**@**

**52 GLEDHOLT ROAD, HUDDERSFIELD, HD1 4HR**



**ISSUED FOR PLANNING APPROVAL:**

**28<sup>th</sup> March 2023**

**TREND ARCHITECTURE**

**Ref: TR-A23-0204**

**DESIGN, ACCESS & HERITAGE STATEMENT**

<b>Site Address:</b>	52 Gledholt Road, Huddersfield, HD1 4HR	<b>Date:</b> 28 <sup>th</sup> March 2023
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**Contact details:**

<b>Applicants name</b>		<b>Agent name</b>	
<b>Name:</b>	Mr Jones Thomas	<b>Name:</b>	TREND ARCHITECTURE
<b>Address:</b>	52 Gledholt Road Huddersfield	<b>Address:</b>	103-105 Bradford Rd Huddersfield
<b>Postcode:</b>	HD1 4HR	<b>Postcode:</b>	HD1 6DZ
		<b>Telephone:</b>	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 and a shared kitchen, the ground floor used to contain Bedrooms and a shared living room, and the first floor and loft used to contain bedrooms and a shared kitchen/living.

Mr Thomas's 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. Thomas's vision it is proposed to modify the internal layout of the building to allow a nine 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. Two additional windows will be required to be added to the games room 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**

Eight parking spaces will be provided between the front and rear side of the property. The layout can be seen from Drawing No. TR-A23-0204-001 Proposed Site Plan. 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. In addition, there will be a bicycle storage area.

#### **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.



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*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.