

DESIGN AND ACCESS STATEMENT

CONVERSION TO 7 RESIDENTIAL FLATS

EDGERTON VILLA , 22/24 EDGERTON ROAD, EDGERTON, HUDDERSFIELD, HD3 3AD

For A.D.A. MANAGEMENT LTD

A.D.A. MANAGEMENT LTD, 1A FOXGLOVE ROAD, AJMONDBURY, HUDDERSFIELD, HD5 8LW

EMAIL tonydann1a@gmail.com

Tel 01484 544191

Date May 2023

Mob 07990938318

INTRODUCTION

This statement has been prepared by Anthony Dann Chartered Architect (retired)

In support of a planning application to change the use of the property Edgerton Villa Edgerton Huddersfield into residential flats. In this statement the site is described with its surroundings, The planning history relating to the property and the circumstances leading to the submission of this application.

SITE LOCATION AND DESCRIPTION AND RELEVANT PLANNING HISTORY

The site is located on the Edgerton Road between the Huddersfield town centre and the M 62 junction 25 at Ainley Top. Originally built as a private dwelling with a four square layout it was acquired by Waverley School next door and converted with a large extension into a senior school.

The school closed after a short period and the two properties were acquired by Heywood Williams

And granted permission for use as Offices . The applicant acquired the premises in 1989 and obtained planning consent for office use, approved plan numbers 89/62/05327. 89/65/05612.

89/66/07108 . As there were difficulties resolving the car park access which could only be provided by creating a passageway under the building an alternative proposal to convert the premises to 4 dwellings was obtained, approval no 89/65/07124, but not implemented .

Listed building consent was granted for the formation of a ramped access number 2002/65/94347.

Since then the premises have been leased to tenants divided into 4 suites one occupying the first Floor two the ground floor , and one the lower ground floor.

During the Covid lockdown the premises were empty for several months following Government rules The First floor and Lower ground floor were not fully reoccupied and have now been empty for up to 2 years with no interest from prospective tenants.

The conclusion to this problem is to convert to residential which there is a strong demand for.

The surrounding area is predominantly in residential use. Waverley House next door was converted from offices to 14 dwellings in or about 2008, having spoken with the three freeholders of Waverley they are fully in support of this application as the conversion will be fully compatible with the use of their property.

PLANNING POLICY

The site lies in the Edgerton Conservation Area which contains several large properties originally built as private dwelling houses, many have found alternative uses but following recent trends are reverting to residential use but divided into more financially manageable apartments.

There are a number of employers in the area not least of which is Huddersfield Royal infirmary which is within walking distance, the rear entrance above Hungerford Road being less than half a mile away.

Providing three single bedroom flats and four two bedroom flats will offer residential accommodation for a large cross section of NHS staff , and with two parking spaces available for each dwelling and visitor/casual caller parking at the front their cars can remain at the premises allowing the short walk to the hospital thus contributing to reducing short journeys and carbon footprint.

VISUAL IMPACT

As the conversion can be carried out without any alterations to the exterior of the building there will be no visual impact and therefore no adverse effect on the street scene on this major route into the Town Centre.

COST FEASIBILITY

Whilst the Housing Market is adversely affected by inflation , high mortgage interest rates and suppressed wages the demand for apartments to rent remains high. Conversely the recent increase in standards of insulating residential properties imposed by the Government mean that insulation of external walls of old buildings is now a requirement. As there are no internal features in the original house which will be affected by the temporary removal of skirtings and architraves and their refitting after battening and insulating the external walls we trust that this will be acceptable to the planning officers concerned. In the matter of financial appraisal of the scheme it is a fact that the income generated from residential use will be noticeably lower than by commercial use. It is hoped that the higher demand for residential use will give continuity of revenue previously enjoyed with commercial small offices.

CONCLUSION

Given all the forgoing facts , the commercial reality of the market forces indicate that the proposed change of use is the only viable route forward to keep these premises in beneficial use an we look forward to the approval of this application .

Given the adverse effects of protracted delays in obtaining consents we respectfully request that this application is determined within the statutory period to enable work to commence at an early date.