DESIGN AND ACCESS STATEMENT

Conversion of section of hotel with associated internal and external works

At

Edgerton Hotel, 86-90 New North Road, Huddersfield, HD1 5NE



CONTEXT

This statement is produced in support/to accompany a planning application for the conversion of the western section of the hotel (no.90) with associated internal and external works.

The application site is located just off the main road New North Road just out of and to the north west of Huddersfield Town and about a mile from the centre.

The hotel consists of in essence three mid-19th century terraced ashlar stone built properties with slate roofs. They are two storey in height but also have the benefit of basements and attics.

SCALE

The scale of the rooms to be altered would remain unchanged as can be seen on the application drawings.

LANDSCAPING

The external landscaping would remain unaltered.

APPEARANCE

The external appearance of the whole of the hotel would remain mainly unaltered other than the new stone walling with copings to the front, rear and side of the north western (NW) section of the hotel, with two new small windows to the north western (NW) elevation also.

The materials used in the new walling for the new well to the front, side and rear of the NW section of the hotel is natural stone with natural stone copings to match the materials and design of the well to the front of the eastern section of the hotel. The two new small windows for the NW elevation will have stone surrounds, be timber, have flush fitting side openers and will compliment the existing windows.

Internal partition walling is proposed to small areas for each floor of the western section of the hotel, as shown on the existing/proposed drawing.

The internal and external works are small scale using suitable complimentary and sustainable materials with appropriate design which is all considered to meet local and national policies, in particular the minimal visual impact on the external appearance of the grade II listed building and the Conservation Area.

ACCESS

The existing access points to the front sides and rear with existing parking at the rear would remain and be utilised following the conversion.

The design of the dwelling has been carried out with due regard to the Building Regulations approved documents Part M (Access to and use of buildings).

There is a new internal opening proposed to the ground floor as shown on the proposed ground floor plan.

CLIMATE CHANGE

The rooms to be converted have been designed to minimise carbon emissions and in accordance with passive construction technology in terms of extraction, recycling and local production of materials which would be locally sourced, durable and could be recycled.

Any new lighting will be energy efficient types in accordance with the latest building regulations. There will be no cooling plant installed.

Date: 31.05.2023