

# **Design and Access Statement**

**PROPOSAL:** Change of use

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Huddersfield  
HD5 9NU

CLIENT: Mrs R. Harji

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## **Introduction**

Pad Architecture has been instructed to prepare and submit a planning application for the Change of use from one dwelling to two dwellings. This design and access statement outlines the proposed change of use of an existing dwelling into two separate dwellings. The existing building is a single-family dwelling house, and the project aims to create two independent residential units within the existing structure. This statement presents an overview of the design considerations, including the use, layout, landscaping, appearance, access, and impact on visual amenity associated with the proposed change of use.

## **Use**

The primary objective of this project is to convert the existing dwelling into two individual dwellings. Each dwelling will function independently, providing separate and self-contained living spaces for two households. The proposed change of use complies with local planning regulations and aims to meet the identified demand for additional housing in the area.

## **Layout**

The existing dwelling will be reconfigured to accommodate two separate dwellings. The internal layout will be modified to create two distinct living units, each with its own entrance, living areas, bedrooms, and sanitary facilities. The layout will be designed to ensure that each dwelling provides sufficient space and privacy for its occupants. The existing access points to the front and side of the building will remain unchanged, providing separate entrances for each dwelling.

## **Landscaping**

The proposed change of use does not require any external changes to the building or the site. As such, the landscaping will remain unaltered, preserving the existing vegetation, trees, and garden areas. The project will ensure that the existing landscaping is adequately maintained and enhanced where necessary to complement the character of the surrounding area.

## **Appearance**

The external appearance of the building will remain unaltered, maintaining its existing architectural style and materiality. The proposed change of use seeks to retain the original character of the building while accommodating the necessary modifications to facilitate two separate dwellings. The design will ensure that the changes are sympathetic to the surrounding context and do not compromise the visual integrity of the property.

## **Access**

Access to the two new dwellings will be provided through the existing access points located at the front and side of the building. No changes to the access arrangements are proposed. The existing

driveway and parking area will remain unaltered, ensuring adequate parking provision for the residents of both dwellings.

### **Impact on Visual Amenity**

The proposed change of use will have minimal impact on the visual amenity of the surrounding area. As the external appearance of the building remains unchanged, the alteration will not introduce any significant visual disruption or inconsistency. The project aims to maintain the visual harmony and character of the neighbourhood, ensuring that the change of use is seamlessly integrated into the existing context.

### **Conclusion**

The proposed change of use of the existing dwelling into two dwellings complies with the relevant planning regulations and addresses the demand for additional housing in the area. The project ensures that each dwelling will be self-contained and provide suitable living spaces for their respective occupants. The design respects the existing architectural character of the building and the surrounding area.

Access, landscaping, and visual amenity will be preserved, and no external changes are required. The proposed development will contribute positively to the housing stock while maintaining the integrity of the site and its surroundings.

The design has been carefully considered to ensure it is visually sympathetic to the local context and respects the natural landscape.

We look forward to a positive outcome for this planning application and the opportunity to contribute positively to the local community.

We consider the proposals to be relatively small scale, and its impact on the surroundings properties to be minimal.

It is not believed that there are any specific planning limitations that would affect the decision to approve the planning application.