



Design and Access Statement

for

Proposed Conversion of House to form HMO
with Dormer Extension at 2 Hanson Lane,
Huddersfield HD1 3HW

for

Avondale Properties

October 2023

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Proposed Conversion of House to form 9 Bedroom HMO with Dormer Extension at 2 Hanson Lane, Huddersfield HD1 3HW

DESIGN and ACCESS STATEMENT

The Area and Planning History and Proposals

The site is located about one mile south west of Huddersfield Town Centre, just off the main B6108 to Meltham.

The property is a large family house and one half of a pair of semi-detached dwellings and adjoining the old British Legion Headquarters now housing those of special needs.

Design

Context

The intention is to convert the house to form a number of bedrooms with en-suites to produce a house in multiple occupation and to this end a dormer extension to enable the present attic space to be used is proposed and with a new staircase will provide an extra two bedrooms.

With this dormer extension the house provides much needed accommodation of a HMO style with communal Kitchens and sited close to main bus routes and local shops.

The Proposed Design in Detail

The dormer extension would be constructed in timber from the existing structure and clad in reclaimed timber boarding painted/stained to a medium grey colour with a highly insulated core and lined with insulated plasterboard.

Floors will be highly insulated and the roof space also and in line with the structure.

The accommodation comprises the existing entrance leading to a hallway and four bedrooms on the ground floor with stairs leading to the first floor and three bedrooms and a further new staircase leading to the attic dormer and two bedrooms.

All bedrooms have an en-suite and each floor has a communal area and kitchen.

Scale

The scale and appearance of the dormer extension and internal alterations are shown on the drawings provided.

Access

The house is accessed from the main Hanson Lane up steps to the front door. There is wide driveway to the side which provides access to the rear area and parking for 2/3 cars for visitors.

Level access for wheelchair users will be provided to the ground floor to the two rear bedrooms and all works are to be in accordance with Part M of the building regulations where applicable.

Secure doors with further key entry will be provided from each lobby/staircase.

The house is just a few metres from the main road and major bus routes into town. Secure bicycle storage will be provided and a new bin storage area.

The type of affordable accommodation being proposed and the site's sustainable location promote low car usage and attracts tenants with very low car usage. There some parking on the site and the potential to provide more if required. Parking is presently on the main Hanson Lane.

Conclusion and Compliance with Policy

Kirklees new LDF is now in force and the proposed development would take reference to compliance with the new policies and those in the latest national Planning Policy Framework that would be relevant to the proposals.

Local Requirements: Affordable Housing: Not applicable to this application, below threshold.

Air Quality Assessment: Not required for this residential application.

Biodiversity: Not required for this residential application.

Flood Risk Assessment: The site is not close to any watercourses and is in an elevated location therefore we do not consider a flood risk assessment is relevant to this application.

Drainage: It is proposed to connect to the existing drainage system.

Land Contamination Statement. There is no evidence of any current or historical industrial uses on or adjacent to the application site, and we therefore do not consider a contamination survey or desktop study is necessary to consider this application.

Lighting Assessment. Not required for this application.

Noise Assessment. Although the property is located on a busy road the new accommodation is located at the rear and would be sheltered from the road noise.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CABE publication 2006*