

Job reference: 2023 enquiry 88

Address: **Change of use via lawful development use from a vacant townhouse C3 use to form residential institutional C2 use at 116 Victoria Road, Huddersfield**

Date: 11-10-2023

Extra notes: **Design and access report**

Design statement

The design statement is prepared in accordance with the CABE's publication 'design and access statements – how to write, read and use them' (2006) headings.

Introduction

Jade3 has been asked by client to advice on a change of use application via the lawful development certificate approach for change of use from a vacant townhouse C3 use to form a residential institutional C2 use at no116 Victoria Road, Huddersfield. Generally, planning permission is not needed when the existing and the proposed uses fall within the same Use Class and is under permitted development rights. However, to avoid any planning future breach, our client seek to apply a lawful development certificate for this change of use. The property is currently vacant and in the process of a refurbishment and facelift. The property is in an elevated position several steps up from Victoria Road. It is situated in a large mid terraced property and a spacious interior which is in an ideal location for the C2 use.

A care service provider already has a framework accepted by Kirklees and other West Yorkshire local authorities to operate an assisted living facility for low mental health residents. Many local authorities have been inundated with residents who desperately need the assisted care and referrals have not been adequately accommodated. Our client already operated a few properties successfully in several care facilities in West Yorkshire and have decided to branch out into Huddersfield area. Basically the interior remains the same as existing and nothing change as a result of this change of use application. This is a design and access report in support of the change of use application.

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity

- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Conclusion

1 – Principle of development

There is a need to readapt existing building and their use classes that are no longer viable so that a fresh use class can assist with the continued occupation in order to preserve the longevity and character of the property. This would be a sustainable approach by re-using an existing and vacant building for a new use.

Since this house has been vacant for a few months, it would be good to revitalise it back to its former glory. Now that there is already an end-user care service provider expressing interest in taking the property and inject new impetus and investments would bring hustle and bustle lives and activities back into this part of the sleepy village. It will also assist to revitalise this building.

2 – Impact on visual amenity

Since parts of the property were in a dilapidated state, this change of use will only improve the visual amenity of the area.

The majority of the building works are internal and the change of use does not cause any visual impact and will add to the local distinctiveness and retained the local identity.

3 – Impact on residential amenity

The surroundings are mainly residential use. The change of use proposal is not anticipated to cause result in material harm to the amenity of nearby properties, including the original host property. Having completed the refurbishments, the property will be used and adequate communal external garden for the residents to enjoy.

Since there are no physical alteration externally, it will not harm or impact on the adjacent residential amenity.

4 – Impact on highway safety

Since all properties along Victoria Road are townhouses, it relied with on street parking. The site is situated in a mid terraced plot that has street parking for 2 car parking spaces along the width of the property along Victoria Road frontage. The

property is also within walking distance to a sustainable public transportation route. Only 2 staff on duty and therefore none of the residents will drive so there are more than adequate parking facilities on site and staff or visitors do not need to park on the road. The change of use proposal is concluded not to be detrimental to highway safety.

5 – Other matters

5.1 – The provision of housing at a time of shortage

Taking the above into account, it is sustainable to revitalise and provide a new lease of life for the existing townhouse that has been vacant for many months.

Therefore finding an end-user willing to take the vacant property and revitalise it in these unprecedented times in this challenging economic climate will assist to add to the housing shortfall in the district and does not outweigh any harm. This change of use will provide accommodation for at least 3no family members who are in serious needs of quality care and would provide a new HOME for each of them. The property can breathe a new lease of life and this care provision will assist to revitalise the building at the same time provides a new home for some of these desperate residents.

Site area

The site area overall is **circa 178sqm.**

Amount

Proposed Ground floor	31sqm nett
Proposed first floor	31sqm nett
Proposed attic floor	15sqm nett
Total	77sqm nett Internal

The existing accommodation floor areas for the change of use remained the same and unchanged.

Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Access

The main vehicular entrance is off Victoria Road. On entering the site, the ground floor access is via a few steps up from Victoria Road frontage onto the front garden

and into the hall way. Generally the ground floor is level with kitchen at the rear with lounge and dining area at the front throughout is not affected. The existing stair will provide access to the first floor bedrooms , bathroom and attic bedroom. It is proposed that the small room on the first floor to be a staff office. Therefore the existing stair access is already designed to meet with all the requirements under the building control Approved Document Part M and Disability Discrimination Act requirements.

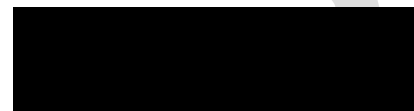
CONCLUSION

This site offers the opportunity to meet the growth in care demand for Kirklees district that are lacking. The change of use proposal is sustainable as it reuse an existing vacant building and readapt new uses to it with good design, provide regeneration and local employment but most importantly providing quality care facilities for the needed. The proposal accords with the Kirklees Local Development Plan Policies and the National Planning Policy Framework which should be approved without delay.

Finally, our client remain confident that despite all these world economic challenges, this redevelopment will **NOT** be affected and it will become a reality, a pioneering benchmark for care service provision and an iconic flagship for Kirklees to be proud off. Our client will bring investments to Huddersfield and delivering a speciality care service facility that would certainly benefit the sustainable re-adaptation of a vacant townhouse building into a fresh use class. A separate care service provider covering letter is attached as to support the change of use application.

Our clients are keen to progress with the building works as soon as practical and can commence operating their care facilities as soon as possible for the respective family's needs.

Yours faithfully



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for and on behalf of Jade3 Architecture Limited