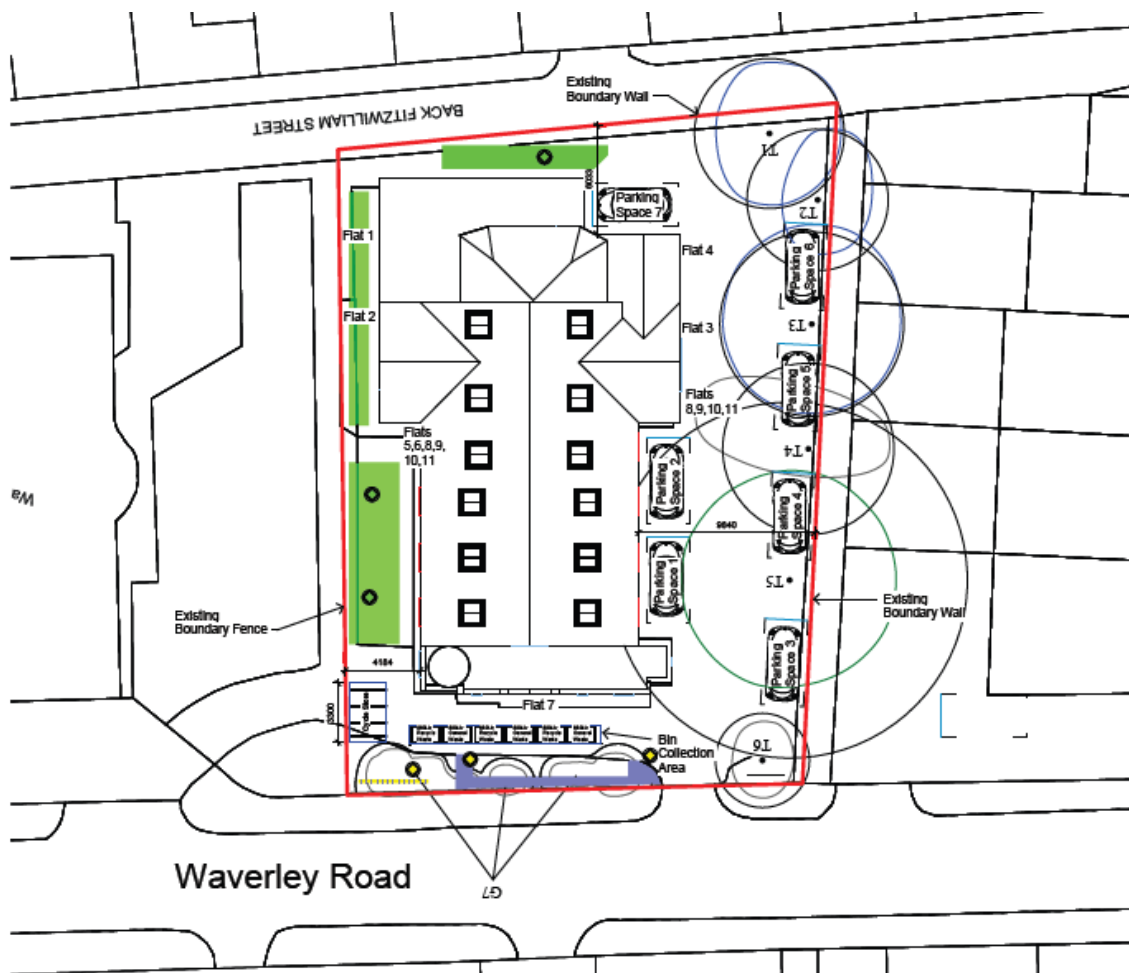


DESIGN STATEMENTS

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Waverley Church, Waverley Road, Huddersfield, HD1 5NA



ISSUED FOR PLANNING APPROVAL:

11th December 2023

TREND ARCHITECTURE

Ref: TR-A22-0303

The History

These Design, Access and Heritage Statements have been prepared by TREND ARCHITECTURE on behalf of the client to accompany the planning application located at Waverley church, Huddersfield, HD1 5NA. This property which sits within a residential area is within the Greenhead Park/New north road conservation area. The site was originally used as a church however, it has been abandoned for a large amount of time and then sold, hence the proposal.

The Proposal

The property, which has historically been used as a church is now empty and currently not being used. The Property was originally bought to use as a teaching institute but due to the new institute created next door and parking problems the client's vision is to create apartments within this large structure that will be rented as to provide the area with affordable housing/student accommodation. To accommodate the clients vision it is proposed that the internal layout of the church is modified to provide eleven apartments which would incorporate two studio apartments, seven one-bed apartments and two, two-bed apartments which would create eleven apartments in total.

The only external alteration required would be the addition of minor openings/doorways and the removal of two existing doorways which are not major alterations. In addition, the internal changes would be the erection of partition walls which would have no impact on the external views of the building.

Access

It is proposed that there will be 7 parking spaces provided. Although the site is in the town centre and the proposed use will be for town centre working class or students. Also, there will be cycle storage provided close to the bin storage, the layout can be seen from drawing No. TR-A23-0802-007 Proposed Location and Site plan.

Amount of Development & Layout

Internal refurbishment and small external changes in the form of removing specific doorways and addition of doorways. Both Black and large recycle waste bins will be provided at the side of the church.

Appearance

The proposal respects the general character and appearance of the surrounding area since there are minimal changes to the aesthetic of the existing church. The proposed development will have no detrimental impact upon then amenity of occupiers of the neighbouring properties.

Conclusion

In Conclusion the proposed alterations have very little impact on the area as the external changes are minimal. The proposal will respect the scale, character, design and materials of the construction of the surrounding area and the existing building.

Finally, the introduction of 11 new apartments will provide the area with plenty of new and affordable rentable housing in an area close to the town centre therefore, making it very attractive for people looking to rent for work/study in Huddersfield town centre.

Schedule Of Residential Accommodation

Site name/address							
Waverley Church, Waverley Road, Huddersfield, HD1 5NA							
Proposal Description							
The proposal is to turn waverley church (which is no longer used as a church) in to 11 flats which can then be rented out as an affordable housing option.							
Flat Number	Dwelling type	No. Of Bedrooms	No. Of Storeys	Bedroom 1 (sq.m)	Bedroom 2 (sq.m)	Gross Internal Area (sq.m)	Tenure
1	Apartment	1b,1p	1	11.57	N/A	46.7	Annual Rental
2	Apartment	Studio	1	32.56	N/A	38.47	Annual Rental
3	Apartment	Studio	1	35.58	N/A	41.99	Annual Rental
4	Apartment	1b,1p	1	11.07	N/A	40.12	Annual Rental
5	Apartment	1b,1p	1	15.38	N/A	64.79	Annual Rental
6	Apartment	1b,1p	1	12.14	N/A	63.47	Annual Rental
7	Apartment	1b,1p	1	7.88	N/A	31.64	Annual Rental
8	Apartment	1b,1p	1	22.38	N/A	59.1	Annual Rental
9	Apartment	1b,1p	1	18.3	N/A	63.51	Annual Rental
10	Apartment	2b,2p	2	13.09	21.28	81.09	Annual Rental
11	Apartment	2b,2p	2	14.8	20.88	78.28	Annual Rental

Affordable Housing Provision Statement

Development to provide affordable housing that is rentable to meet market needs. This will come in the form of 2 No. studio apartment, 7No. one-bedroom flats and 2 No. two-bedroom flats.

Crime Prevention Statement

The church as is already provides some crime prevention as the site perimeter consists of a wall and the entrance for the church site is gated. Moreover, since the current building is a church the style of windows is different which means there is already a healthy amount of natural surveillance. The parking is proposed to be on site as seen in the proposed site plan drawing No. TR-A23-0802-007. The cycle and waste storage will be screened from the front and will be secure. The building will be secured via an alarm system for the main entrance with other facilities. Also, External CCTV and 5 point locking doors for all locks.

In conclusion, the large windows which will be in use on the ground and first floors will provide plenty of natural surveillance to the sides of the church also, the wall and gate that are existing provide a clear boundary between where is public, semi-private and private.

Site Waste Management Plan

External waste will be located at the front of the site allowing easy access for the collection of waste as seen in the site plan Drawing No. TR-A23-0802-007. It is proposed that the waste be screened from the path outside of the boundary. As the proposal will contain 11 flats it is proposed that to meet waste needs 4 No. 660L general waste bins are to be provided along with 4 No. 660L recycle bins. **It is** proposed that the bins and cycle storage are located to the northeastern corner of the site, so it is close to the entrance of the site for collection purposes.

Statement Of Community Involvement

The building was originally used as a church however, it has been abandoned for a long period of time and then sold. It was originally proposed to be turned into a teaching institute but after taking into consideration the locality and proximity of other institutions it is now being proposed to be converted into flats since it is within residential area and located close to the town centre where the requirements are best met.

Transport Statement

In terms of transport the development should have little effect on the area. The proposal is situated on Waverley Road which is side street connecting Portland Street and Wentworth Street. However, there are two more side streets on both sides of Waverley Road which would mean that there is no risk of blocking access to either Portland Street or Wentworth Street. Moreover, most of the buildings on Waverley Road are not houses but they are offices or community centres. The number of flats are most likely to be LET to town centre working professionals and students, hence the parking requirements will be minimal however, there are 7 parking spaces provided on site will additional cycling storage provided.