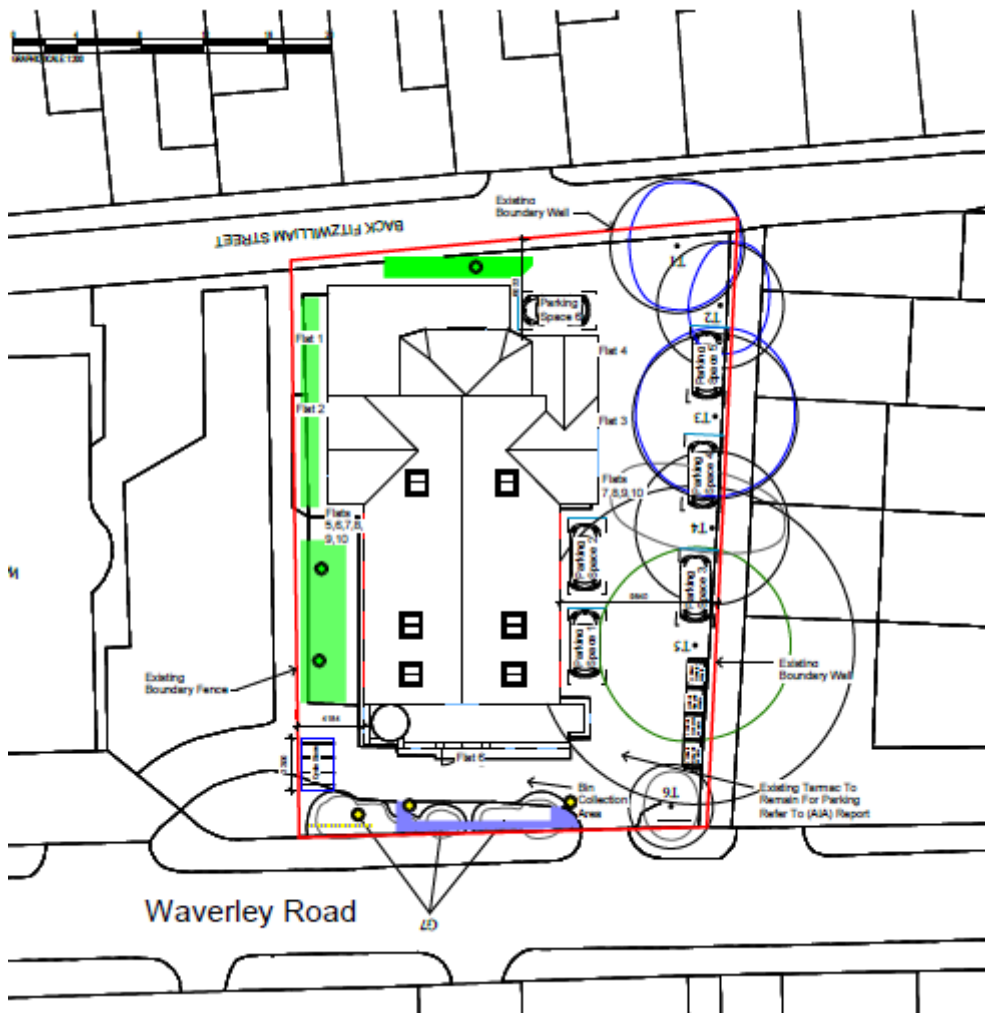


**DESIGN STATEMENTS**

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**Waverley Church, Waverley Road, Huddersfield, HD1 5NA**



ISSUED FOR PLANNING APPROVAL:

12<sup>th</sup> August 2024

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 10 apartments which would incorporate two studio apartments, six one bed apartments and two-two bed apartments.

The only external alterations required for the proposal are that 3 new entrances are to be installed to allow access to and the addition of 10 conservation type roof lights. 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 6 parking spaces provided. Although the site is in the town centre and the proposed use will be for town centre working class or student. Also, there will be cycle storage provided to the northeast of the site that will house 10 bicycles (One for each Flat). 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 creating four new doorways for access into the new flats. Regular and large recycle waste wheelie bins will be provided in the northwest corner of the site.

### **Appearance**

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

### **Conclusion**

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

Finally, the introduction of 10 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 10 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	70.38	Annual Rental
6	Apartment	1b,1p	1	13.02	N/A	95.79	Annual Rental
7	Apartment	1b,1p	1	22.38	N/A	63.51	Annual Rental
8	Apartment	1b,1p	1	18.3	N/A	59.1	Annual Rental
9	Apartment	2b,2p	2	13.09	21.28	81.9	Annual Rental
10	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, 6 No. one-bedroom flats and 2 No. two-bedroom flats.

### **Crime Prevention Statement**

The church 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 secured with a locking system

either digital or conventional, to be conditioned. 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 using a timber louvre structure, so the bin storage matches the fence on the eastern side of the site. Since the proposal will contain 10 flats it is proposed that to meet waste needs 2 No. 1100L general waste bins are to be provided along with 2 No. 1100L recycle bins. It is proposed that the bins are located to the northwestern corner of the site, so it is close to the entrance of the site for collection purposes and the cycle storage is located at the northeastern corner of the site. Moreover, the tarmac for the parking area and bin storage is existing and will remain as such, this should be suitable for the bin storage as it is a hard smooth surface and the dipped curbs provide easy access for the waste management.

### **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. In addition, it is conditioned that all construction must be done within specific hours which are 07:30 to 18:30 on Monday to Friday and 08:00 to 13:00 on Saturdays.

## **Conservation & Design Comments Response**

### **Car park and landscaping**

the proposal is now reduced to 10 flats and there is currently an existing car park so there wouldn't be any changes in terms of re-tarmacking the carpark. Also, the proposal no longer offers as many parking spaces as the existence of the trees would prevent this from working, the newest revision offers 6 parking spaces as it is expected that not everyone who would rent a flat in this area would own a car.

### **Alterations to the building**

**Windows:** It is proposed that most of the changes to this building remain to be internal and the external changes be kept to a minimum. To do this the newest revision proposes to only change to the window be the glass in order to unobscure it to allow more natural light to enter but the style of the window shall remain the same. Detail of floor and intersecting with windows and to be provided to building control.

The ventilation for the flats will be provided through a HVAC system and some windows as indicated on the drawing No. TR-A23-0802-005 will be provided with an openable section as seen in typical detail on drawing No. TR-A23-0802-015.

**Doors:** The newest revision keeps the large church doors at the front of the building as an entrance into flat 6. The entrance door below the tower at the northeast corner will be left as existing as seen on the revised layout Drawing No. TR-A23-0802-005.

**Roof Light:** The Roof Lights proposed are to be conservation type to suit the roof and to be approved in addition, the number of rooflights have been reduced on the newest revision as to lower impact of the proposal on the aesthetic of the building. It is now proposed that only 10 roof lights are to be installed as to provide the flats with more natural light.

### **Affordable Housing Contribution-**

Number of flats is reduced from 11 flats in the previous revision to 10 flats in this current revision.

### **Refuse & Recycling**

As part of the new revision, it is proposed that the flats will be provided with 4x1100 litres eurobins (2x recycling and 2x residual). There are no changes required for the collection of the bins as there is a vehicular gate which provides plenty of space for bins to be wheeled out and there is a dropped curb making it easy for bin collection team. The screening for the bins should be timber louvre bin screen to reduce visibility into the bin store. The bin store will be secured with a locking system either digital or standard key locking system details to be provided to collection staff. The route in which the bins will take to the is used as vehicular access so it should be suitable for long term use as an access route for the bins.

### **KC Environmental Health (Pollution & Noise Control)**

**Noise:** Condition NC9 of the consultation responding ref:WK/202407716 shall be adhered to.

**Loss of amenity caused by the construction of the development:** Condition restricting times for construction to be undertaken will be in place. “The time restriction will be 07:30 to 18:30 hours Monday to Friday and 08:00 to 13:00 hours on Saturdays”. Condition CSC1 of the consultation responding ref:WK/202407716 shall be adhered to as well as CSF1 footnote.

**Contaminated Land:** Condition relating to unexpected contamination being encountered during the building works. “If presence of coal and/or evidence of coal working is encountered all works in the affected area shall cease immediately and local planning authorities shall be notified in writing within 2 working days”. Condition CLC6 of the consultation responding ref:WK/202407716 shall be adhered to as well as CLC7 footnote.

**Electric vehicle charging point:** 2 Electric vehicle charging points have been added to the proposed site plan on the parking spaces adjacent to the building.

### **Trees**

There has been an Arboricultural impact assessment (AIA) carried out and provided by JCA Limited Ref: 21732/TT. It is recommended that the debris is removed from around the trees T5 and T6 and that none of the trees to be removed to accommodate the proposal. Also, tree T3 needs a branch to be removed irrespective of the proposal. This has all been considered and has been followed in this



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*PLAN – DESIGN - BUILD*

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revision of the proposal as the new revision states that the existing tarmac should be retained, and the debris is to be removed using hand tools other than machinery to avoid damaging the trees.