

# **DESIGN AND ACCESS STATEMENT**

Proposal for single storey quarter house at the back of Ashfield Hotel rear garden area, 95 New North Road, Edgerton, Huddersfield, HD1 5ND

## **Introduction**

The site comprises of a two/three storey semi-detached property which is a listed building located within the Greenhead Park/New North Road conservation area. The building is set back from the road side, separated by a small front garden area and has a lawned garden to the rear where an existing stone constructed shed is located. Parking provision for the building is located to the rear of the property which is accessed via a private access of Cedar Avenue. Limited short stay parking is available on New North Road.

The property itself is currently operating as the Ashfield Hotel and premises is currently as listed building.

Proposal for quarter house is within the rear garden area of the site which would be used in conjunction with the operation of the hotel and would provide facilities for the night shift employees in the form of bedroom, bathroom, lounge and kitchen/dining room.

Access to the site is via 95 Ashfield Hotel and from private access from Cedar Avenue.

The site is in a sustainable location in terms of its use being in close proximity to all amenities and good public transport network offered by this town centre location. Site already has surrounding street car parking provision and suitable bin store area at the perimeter of the site, close to the entrance.

## **Site Appraisal**

The site is currently structured as commercial and residential.

The site has accesses from New North Road and private access from Cedar Avenue. The proposal satisfies all appropriate policy considerations, identifying a form of development that is consistent with size and form of the area.

The proposal does not affect any street parking spaces surrounding the proposed site. Site is located nearby Huddersfield town centre.

## **Proposed Development**

The proposed development provides staff facilities to existing hotel building.

Our aim is to minimise impact to the surrounding area and street scene.

## **Security Measures**

The site perimeter to be effectively defined using fencing and/or walls making a clear distinction between the space around hotel.

Quarter main entrance will be rear garden of hotel building on the New North Road and also private road access from Cedar Avenue. Rear side of hotel building prevent unauthorised access to the Quarter building.

Access controls will be put in place to restrict entry into and within the building.

Effective lighting will be included to allow users to feel secure in the hours of darkness and illuminate all entrance doors and footways.

A comprehensive CCTV system will be installed throughout the building and external spaces to allow staff to record movement of hotel visitors and potential intruders.

All mail boxes should be obtained from a supplier approved by secured design.

A strategy will be implemented to ensure waste collection can take place whilst retaining a secure development

All staff will be instructed to follow 'Secure by Design Home 2019 Guidance' document and the principles of Crime Prevention Through Environmental Design (CPTED).

## **Lighting**

External lights will cover all access doors within the building, including parking and quarter building area. Suitable types of lights are low energy photo electric cell or dusk until dawn lights with warm white led bulbs. Fittings and wirings will be vandal resistant to prevent any criminal attack.

## **Policies Considerations**

National planning policy and Kirklees Town Centre development plan.

Site is located in a highly sustainable location with high frequency public transport links by bus and rail.