

DESIGN AND ACCESS STATEMENT

For: Proposed Change of Use to create an ancillary annex to also facilitate working from home

At: 388 Bradley Road, Huddersfield. HD2 1PU

The below statement has been prepared to Support the full planning application for the above site.

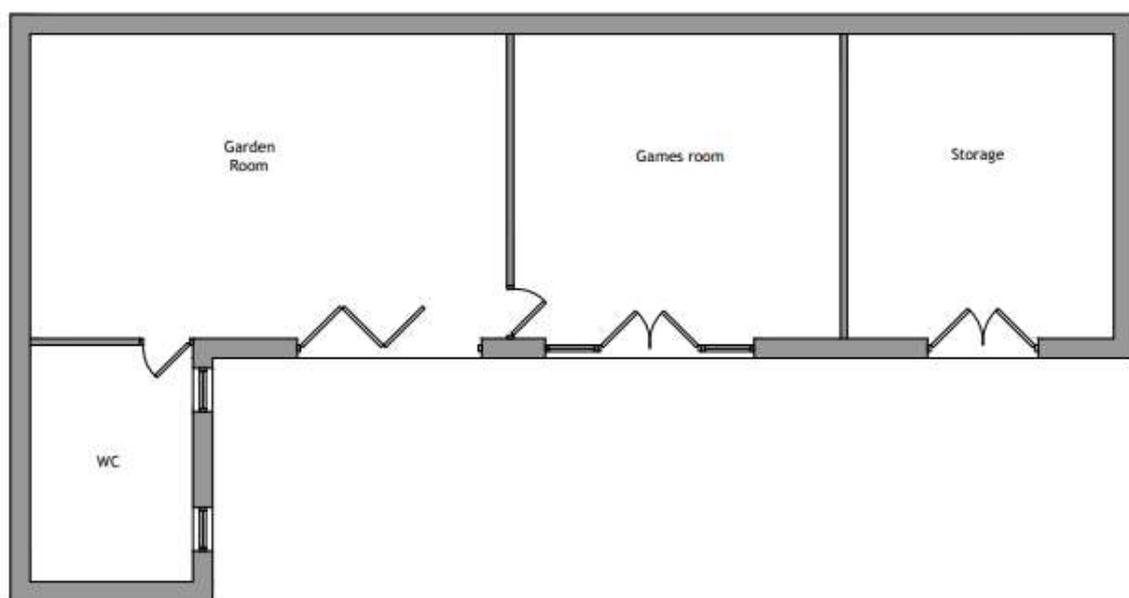
APPLICATION ASSESMENT

The existing building already has approval for a Garden Room. Ref 2023/62/90325/W

Which consists of the following:

- Garden Room
- Games Room
- Storage
- WC

The site benefits from a large rear garden space with a good separation for neighbouring amenity, with an established access point off of Bradley Road with turning areas to the rear.



Ground Floor 1.50

As Approved Plans

DESIGN AND ACCESS STATEMENT

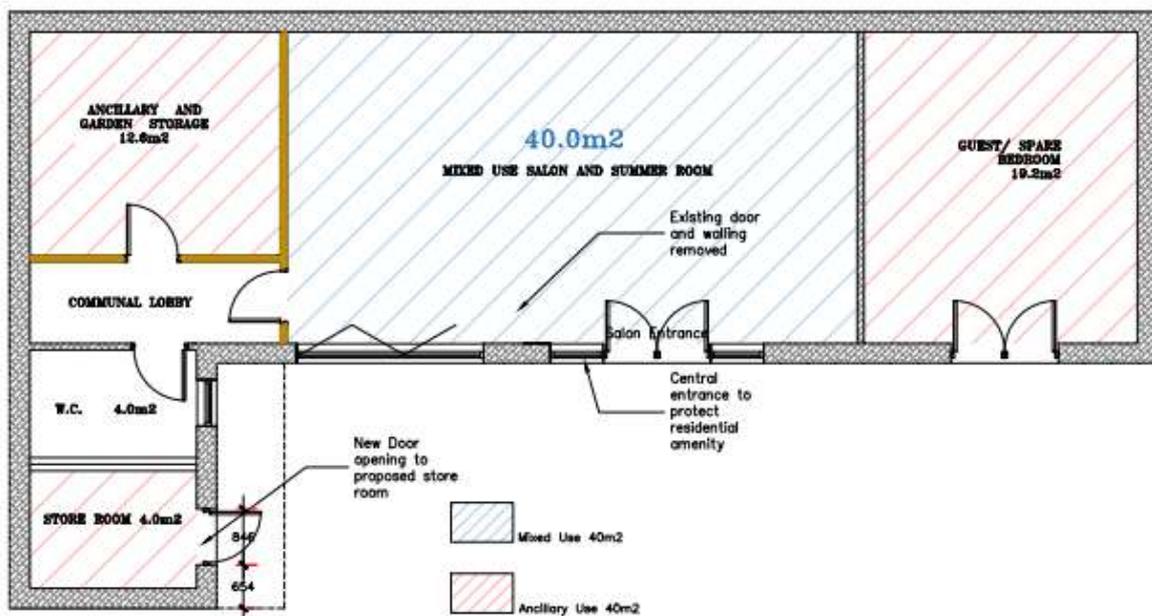
USE

The proposed Use is to achieve a mixed-use Hair Salon whilst incorporating Ancillary Living accommodation within the existing structure.

The internal spaces shall be divided up into the following spaces / uses.

- Mixed use Salon and Summer Room (Central within the development)
- Guest / Spare Bedroom
- Ancillary Storage
- W.C.
- External Storage

The mixed-use space would revert back to a Summer Room when not being used as a business (out of hours)



PROPOSED GROUND FLOOR PLAN
Scale 1:100

Overall existing footprint
102.0m² (external)

DESIGN AND ACCESS STATEMENT

AMOUNT

As the amount of structure would remain as existing apart from the following alterations

- Side window replaced with an external door to provide an external storage space.
- Central internal wall removed to create an open plan mixed use space.
- A 2.0m Privacy feather edge tanalised privacy screen to side and rear boundaries.

OPERATIONAL AMOUNT

From a business perspective the business shall operate on appointment basis ranging from only 4-5 appointments per day within the hours of (8.30 and 17.30) Tuesday to Saturday.

This is to limit the amount of impact on neighbouring amenity.

The Business is to be run as a “work from home” model, as a sole trader with no employees proposed.

No External advertising form part of this application to make the structure appear anonymous and part of the host dwelling.

LAYOUT

The layout of the building as built is to the rear of the site (as previously approved) the entrance to the building is centralised which provides good separation to the neighbouring boundaries.

The internal layout consists of:

- Mixed use Salon and Summer Room 8.5m x 4.7m (39.95m²)
- Total Space = 39.95m²

The mixed used salon shall be laid out in a way to resemble a summer room i.e. soft furnishings and furniture and Any equipment to be stored in the ancillary annex.

The layout would be a 50/50 split when the business is open for trade.

- Guest / Spare Bedroom 4.7m x 4.1m (19.0m²)
- Ancillary Storage 3.7m x 3.3m (12.0m²)
- W.C. 2.5m x 1.6m (4.0m²)
- External Storage 2.5m x 1.77 (4.25m²)
- Total Space = 39.2m²

DESIGN AND ACCESS STATEMENT

SCALE

- The Overall site area = 1,188.0m²
- Total area of buildings including extensions = 283.0m²
- Rear Garden and Amenity space = 708.0 m²
- Application building = 102.0m²

Based on the area calculations the proposed site would take up only 14 percent of the rear garden/ amenity space.

The layout of the customer parking will be for only two spaces adjacent to the existing neighbouring garage. This will by default protect neighbouring amenity.

We are also proposing the 2.0m Fencing to protect immediate residential amenity.

LANDSCAPING

No Landscaping is proposed for this application.

HIGHWAY AND ACCESS CONSIDERATIONS

The site is with good bus routes located on Bradley Road.

The front of the site will have dedicated parking for the Homeowner, with business parking to the rear for two vehicles.

But the main purpose of the scheme is to provide a mixed-use hair salon to local residents.

CONCLUSION

With all considerations of the Local plan. Which are listed below:

LP 21 Highways and Access – existing access to be used with daily 8 traffic movements (2 every 2 hours)

LP22 Parking – Parking provided for two spaces adjacent to the neighbouring garage.

LP24 Design - Based on the layout of the scheme impact on visual amenity would be limited.

Overall, therefore, the enclosed application presents a scheme that is that is appropriate to its setting.

DESIGN AND ACCESS STATEMENT