

Design and Access Statement

Proposed Student Accommodation at
140a Manchester Road
Huddersfield
HD1 3JA

24/04/2024



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1.0 Introduction

This document is to be read in conjunction with associated documents and drawings submitted as part of a Full Planning Application submission to Kirklees Council. It forms a brief outline to explain how we consider that the proposed development is an appropriate response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users.

2.0 Context

The site is located just to the west of Huddersfield town centre, on the north side of Manchester Road opposite a large DIY retail warehouse unit, currently occupied by Wickes.

The surrounding buildings are mainly 2 and 3-storey in height, predominantly residential & constructed in stone, and some in render, with 2.5-storey terraced houses addressing the main road frontages immediately adjacent. Other buildings in the vicinity have a variety of business uses at ground floor, and mainly residential above.

Some uses have limited in-curtilage car parking accessed from the main road.

The existing building on the site is 2-storey and of red brick construction with residential accommodation above a commercial ground floor unit, and this would be demolished as part of these proposals.

The Grade 2 Listed Spring Lodge is at a higher level to the rear of the site, and this, together with three other listed buildings further down Manchester Road are described in more detail in the separate Heritage Assessment also submitted as part of this application.

3.0 Site Layout Design

The proposed site layout has been designed to be respectful of the context in terms of built form, heights, massing and materials in the area, responding to adjacent buildings in this respect.

The development addresses the main Manchester Road frontage continuing the height, massing & materials of adjacent buildings, and makes a much more positive contribution to the street scene than the existing poor quality set-back red brick building. It is also fully respectful to the nearby heritage assets as explained further in the Heritage Assessment.

The public footpath along the east boundary of the site is also maintained providing pedestrian access from Manchester Road to Woodthorpe Terrace.

A large landscaped garden area for the amenity of all residents is incorporated on the western portion of the site, accessed from a shared common room. A covered patio area and store is provided here too to promote & ease use.

4.0 Design of Development

The development has been designed to address Manchester Road and then step up the site to the rear, maintaining a maximum 3-storey appearance externally from all viewpoints, except from within the entrance courtyard area.

It follows the building lines of adjacent development and maintains an adequate distance to preserve the setting of the Listed Building to the rear. The significantly lower level of the proposed building also helps to minimise its impact on the heritage asset, as does the lighter weight cladding on the upper level to the rear, as explained more within the Heritage Assessment.

The elevations are predominantly in ashlar and pitched face stone otherwise, with traditional pitched roofs & windows of a respectful proportion to adjacent developments introduced, albeit in a slightly more modern architectural pattern.

A total of 49no. study bedrooms are provided in all, in a mixture of self-contained studios and shared cluster flats. Ancillary accommodation for residents include a gym, common room, large shared garden area and cycle storage facilities.

All details are shown on the proposals plans & 3D visuals submitted, and are further explained in the Heritage Assessment

5.0 Vehicular Access

Vehicular access for the proposed development would be via Manchester Road as at present, with limited car parking and adequate turning for cars, refuse and emergency vehicles being provided by means of an appropriately constructed new hard-surfaced area within the central area of the site. Parking will be managed by on-site staff as short term drop-off. Spaces are wheelchair compliant with level access to the main entrance.

Dedicated bin storage areas and covered cycle parking areas are also provided as shown on the plans.

All details are shown on the proposed site layout plan submitted, and further explained in the Highways Statement also submitted as part of the application.

6.0 Pedestrian Access

Pedestrian access to all accommodation will be provided from Manchester Road, with newly resurfaced areas to be incorporated more suitable for both pedestrian and vehicular use.

This will be at a relatively shallow gradient as the existing levels already allow, and will lead to the car parking areas and pedestrian accesses for all the residential accommodation.

In this way full and level access can be easily provided to a central core area with lift providing universal access to all for visiting all areas of the building.

7.0 Waste Strategy

The site layout is designed to fully accommodate a refuse vehicle reversing into the entrance courtyard area from Manchester Road, as shown on the proposed site layout plan.

This allows for the easy collection of refuse from the secure & covered ground floor bin storage area which is accessed from the entrance courtyard area,

The bin storage areas will also be organised to allow for the easy segregation & collection of recyclables, in accordance with the Local Authority requirements.

Access for waste collection is described in more detail in the separate Highways Statement also submitted as part of this application.

8.0 Crime Prevention

The development has also been designed very much with crime prevention in mind, and to reduce the opportunity for criminal activities to occur on and around the site.

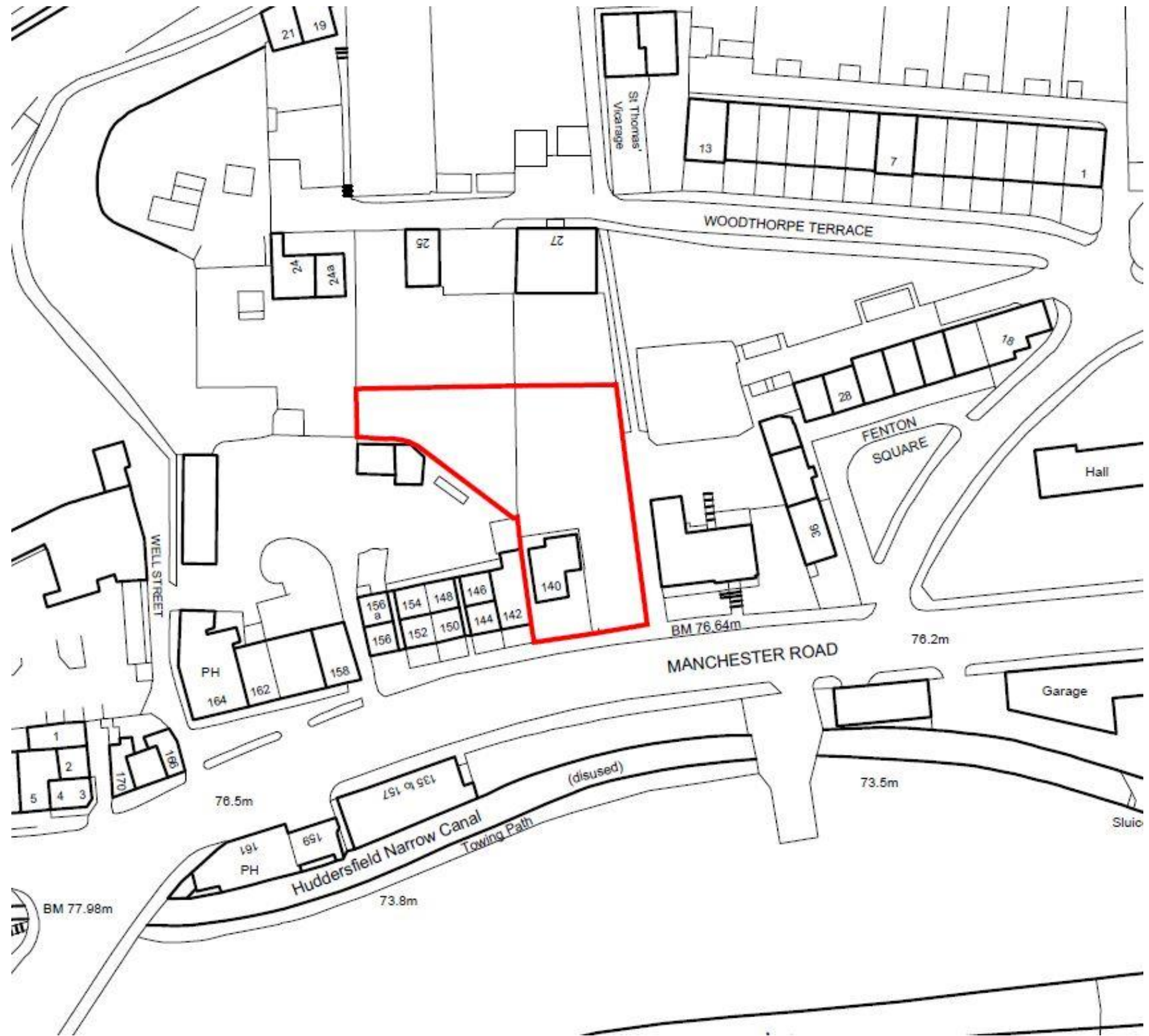
The built form has been kept uniform and predominantly to the perimeter of the site to ensure that there are no opportunities for hiding places or areas for individuals or groups to gather.

There will be secure boundary walls and fencing to the perimeter of the site and a vehicular and pedestrian gate on the Manchester Road frontage, with secure access control incorporated for both pedestrian and vehicle access to the site, for all occupants and visitors at all times.

There will also be a 24hr security presence on site, a monitored cctv system and motion detected external lighting in all external areas operating during the hours of darkness, including up the existing public footpath on the eastern boundary of the site.

9.0 Conclusion

Taking into account all of the above, it is considered that the proposals are an appropriate response to the site context and setting in both proposed use and design, as well as layout and access and we therefore trust that the Full Planning Application can be approved accordingly.



Site Location Plan



View east along Manchester Road of DIY retail warehouse opposite the site & 2-storey terraced housing to the left



View of the Grade 2 Listed Spring Lodge to the rear of the site



2-storey stone building adjacent to the site



More contemporary 3-storey residential building to the west of the site



Existing 2-storey red brick building on site (to be demolished)

Site & Context Photographs



Site Plan as Proposed

3D Views



3D Views



3D Views

