

DESIGN AND ACCESS STATEMENT

**CLOUDS HILL
45A ST HELENS GATE
ALMONDBURY
HD4 6SG**

Prepared by Chris Allinson to support change of use planning application from single home to 8 apartments on behalf of M Gillam.

July 2024

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1.0 INTRODUCTION

This design and access statement has been prepared by Christopher Allinson to support a planning application for alterations to an existing house to create 8 no. apartments. Includes layout, scale, appearance, and landscape.

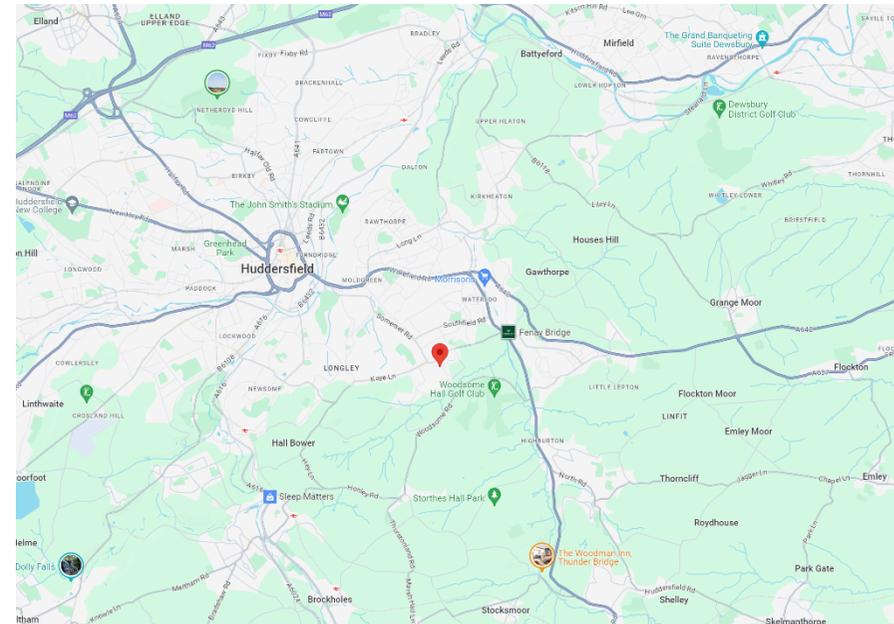
This application relates to a proposed change of use from detached home to 7no. 2-bedroom apartments and 1no. 1-bedroom apartment, including; a small rear extension and a hipped side extension, access, car spaces and associated external and infrastructure works.

The applicant is M Gillam.

This site falls within a conservation area.

The purpose of this statement is to describe in detail the site and its surroundings, relevant to design policy and guidance, and the concepts and principals behind the proposed development/change of use of the site.

The statement looks to follow the CABE good practice guide on design and access statements and is set under the same headings as this document, commencing with an assessment of the site and its context, followed by an evaluation proposals and design.



2.0 ASSESSMENT

Site & surroundings

The property is situated on St Helens Gate (just off the A629) approximately 2½ miles South of Huddersfield Town Centre.

Set in a large stone building with private drive and grounds, the property was originally used as a private dwelling, but in recent times has been a holiday let.

The property is in a residential area, a short walking distance to Almondbury's village amenities including shops, restaurants, pharmacy and community services and has bus stops within a 5 minute walk offering easy access to further amenities and onward travel to Huddersfield.

The A629 is easily commutable by car from nearby Huddersfield and Wakefield and their travel networks.

The Current total gross internal floor area of the property is 392 square metres and the proposed total will be 604 square metres.

The property is currently used as a holiday let.

The site is bounded to all sides by existing dwellings.



Climate change mitigation

Where possible, required materials shall be chosen to limit CO2 emissions, to be sourced locally where appropriate, with consideration of the environment impact of the detail design to be part of the final selection process for such materials and where possible low energy fittings to be incorporated. All of which is proposed to create high quality housing appropriate to its location.

Philosophy & approach to creating an accessible development

The intention is that development of the design within this application will create an accessible arrangement in and around the site, within the limitations imposed by the site constraints.

3.0 PROPOSALS

The application proposes a change of use to 7no. 2 bed, and 1no. 1 bedroom apartments on the site which measures 0.19 Acres (0.08Hectares). Each consisting of a Kitchen, Lounge/Sitting Room, Bedroom and bathroom.

The layout results in the re-purposing of existing rooms and minor internal alterations, a small flat roofed rear extension and a hipped side extension with a carport underneath.



4.0 EVALUATION

In response to the site's location and social context (where appropriate), in line with the relevant policy, the submitted scheme maintains the existing key design principals.

- Efficient use of the land
- Street scenes and active frontages
- Views, vistas and focal points
- Appearance and scale to reflect and enhance the surrounding areas
- Definition of public/private realm



5.0 DESIGN

Sympathetic side and rear extensions are proposed

The proposed scheme aims to convert the existing building and add rear and side extensions in keeping with the original design.

The building is set back from the street offering privacy as well as benefitting from an elevated position for good surveillance.

The scheme will provide a total of eight apartments and associated works which are set within the existing grounds.

The proposed car parking is repurposing the existing car parking areas re-using existing hardstanding. With two further spaces provided within the proposed side extension.

Where required any new and replacement windows are to match the existing style with double glazing.

The landscaping will provide soft landscaping in and around the development, with hard landscaping to define the entrance area.



6.0 ACCESS

The site is within easy walking distance of various public transport infrastructure, providing access to local and wider transport arrangements. There are numerous bus stops in the area which take you to Huddersfield and the surrounding villages.

4 parking spaces provided in carports plus 6 private car parking spaces, including 2no. visitor spaces. EV charging at 1 space/parking space is proposed plus cycle parking.

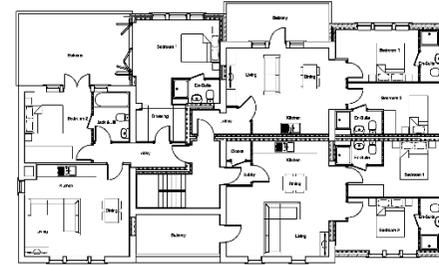
Inclusive access where possible, including level access and private stairs serve the upper apartments will be in accordance with Part M of the building regulations.

7.0 SUMMARY

Careful consideration has been given to the proposed layout. The proposals respect the existing building and its surroundings and create eight apartments.

The proposal retains all the characteristics of the existing building and a change to apartments will have beneficial impact on the local setting. It is felt the alterations proposed do not detract in any way from the original design and layout and use this opportunity to enhance the layout for purposeful use.

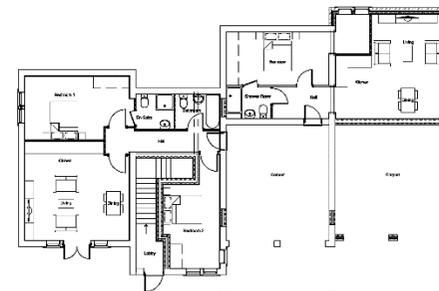
In light of the evidence submitted in support of this application it is considered that a consent should be granted for the proposed development.



Proposed First Floor Plan



Proposed Ground Floor Plan



Proposed Lower Ground Floor Plan