



# Design and Access Statement

for

Proposed Extension at 53 Wakefield Road,  
Aspley, Huddersfield HD5 9AB

for

Mr M Rafi

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Proposed Extension to form 6 Bedroom HMO at 53 Wakefield Road, Aspley, Huddersfield HD5 9AB

## DESIGN and ACCESS STATEMENT

### *The Area and Planning History and Proposals*

The Red line site area is approximately 0.039 hectares/ 395sqm The site is located just outside Huddersfield Town Centre, to the South East and is part of the local shopping centre between Carr Pit Road and Silver Street.

The property was previously a Public House with ancillary residential accommodation to the first floor but a previous planning application was approved to convert it to a 'take aways' with additional and extended accommodation at the rear.

The previous application for another extension at the rear was granted but has since lapsed and this application is similar in that it is proposing a 6 bedroomed HMO. This application is slightly different in that all bedrooms are 'En-suite' and there are no shared bathrooms.

A recent new application for a similar extension, 2023/92216 was refused on 29<sup>th</sup> January 2024.

The reasons for refusal were due to scale, size and character contrary to Kirklees Local Plan and Housebuilder' design, SPD and the NPPF. The design was criticised for the lack of floor space of certain rooms and lighting and also the lack of a noise assessment and an air quality assessment.

These reasons have all been addressed in the revised scheme.

### *Design*

#### **Context**

The new extension provides much needed accommodation of a HMO style with communal Kitchen and sited close to the University.

It is close to the town centre and on a main bus route and convenient for shopping outlets.

Roofs facing south would include solar panels.

#### **The Proposed Design in Detail**

The extension would be constructed in matching stone and insulated cavity and meet the new requirements of part L Building Regulations.

Floors will be highly insulated and the roof space also and in line with the structure.

The accommodation comprises an entrance lobby leading to a hallway and stairs serving all bedrooms and the communal kitchen.

### **Scale**

The scale and appearance of the extension is shown on the drawings provided. The building now has a flat roof similar to that of the adjacent recent extension.

### ***Access***

The existing rear access to the site off Silver Street West has previously been altered to serve the site and this will be unchanged

The key entry pedestrian access next to the 'Take Aways' is well lit with movement sensor lights.

Level access for wheelchair users will be provided to the ground floor entrance serving the two bedrooms here and all works are to be in accordance with Part M of the building regulations where applicable.

Secure doors with further key entry will be provided from each lobby/staircase.

Off street parking spaces have already been provided with turning head to enable vehicles to enter and exit the site in a forward gear. This was previously approved in the lapsed application.

Parking provision - The site is located very close to the town centre and is on a major bus route and is very well located for public transport, in addition there are supermarkets, shops, bars, restaurants, takeaways etc., all within easy walking distance.

The type of affordable accommodation being proposed and the site's sustainable location promote low car usage and will attract tenants with very low car usage. There is lay bye parking on Wakefield Road to the front of the unit and a large carpark in the near by Car Pit Lane.

### ***Noise and Air Quality Assessments***

Copies of these reports accompany the new application.

Sound reducing wall vents are to be installed in all bedrooms.

### ***Conclusion and Compliance with Policy***

Kirklees new LDF is now in force and the proposed development would take reference to compliance with the new policies and those in the latest national Planning Policy Framework.

Local Requirements: Affordable Housing: Not applicable to this application, below threshold.

Biodiversity: Not required for this residential application.

Flood Risk Assessment: The site is not close to any watercourses and is in an elevated location therefore we do not consider a flood risk assessment is relevant to this application.

Foul Sewer and utilities assessment not required for this application, we are re-using the existing sewer connection.

Drainage: It is proposed to connect to the existing drainage system.

Heritage Statement. We do not consider a heritage statement is applicable to this application.

Land Contamination Statement. There is no evidence of any current or historical industrial uses on or adjacent to the application site, and we therefore do not consider a contamination survey or desktop study is necessary to consider this application.

Lighting Assessment. Not required for this application.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,  
In accordance with the recommendations contained in CABE publication 2006*