

PLANNING APPLICATION
TO CHANGE THE USE OF VACANT
INDUSTRIAL UNIT TO 21 FLATS /
MAISONNETTES INCLUDING
PARTIAL DEMOLITION AND NEW
BUILD

AT

35 ST JOHNS ROAD
HUDDERSFIELD
HD1 5DX

ON BEHALF OF
HANSON COURT LTD

DESIGN AND ACCESS STATEMENT

DATED: DECEMBER 2024 REV A.

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE PROPERTY

1.01 – 35 St Johns Road is a two storey, stone fronted building formerly used as an industrial unit with supporting offices. The last known use dates back to the late 1990's.

1.02 – The property has fallen into a bad state of repair during the intervening period, see photographs 1-3. The property has been marketed for over 20 years for both industrial and residential schemes without success. The applicant purchased the property in 2023.



Photograph 1 – 35 St Johns Road, Huddersfield



Photograph 2 – 35 St Johns Road, Huddersfield



Photograph 3 – East and North Elevations - 35 St Johns Road, Huddersfield

2.0 – PLANNING HISTORY

2.01 – Planning permission was approved in 2004 for 14 No. Flats within the main section of the existing building.

2.02 – A subsequent planning application was approved in 2012 (2012/62/90043/W) for partial demolition and erection of new buildings to form 42 bedroom student accommodation. Both applications have established that a residential use is appropriate for the property.

3.0 - PROPOSALS

3.01 – The proposals are very much in line with the 2012 approval in terms of works to the external envelope of the building. The rear flat roof section of the building will be demolished and a two storey new build formed on a smaller footprint creating a pleasant courtyard to the existing building. This courtyard will create small gardens areas for 10 of the units.

3.02 – The proposals will create a 21 affordable units. The applicant is in negotiations with a number of very interested housing bodies looking to take on and manage the completed building. The accommodation will include a range of 1 bed flats and 3 bedroom maisonettes.

3.03 – The proposals include for a full refurbishment. There is currently no roof covering on the main building. This will be replaced. The property will have new windows, and the external walls will be made good as noted on the drawings.

3.04 – Each unit meets the minimum space criteria as set out in the technical housing standards, see schedule on the plans.

4.00 - HIGHWAYS

4.01 – The property is an 8 minute walk into Huddersfield centre which has every amenity including a full range of public transport links.

4.02 – No. 35 is on a main bus route, indeed there is a bus stop directly outside the main entrance.

4.03 – The previous application did not include parking. This application maintains this approach as there is no realistic opportunity to create any parking. However this is mitigated by the proposed use as affordable accommodation managed by a housing body.

4.04 – The property will benefit from a dedicated, secure cycle store, see plans. This will provide safe access into the property. This will be managed and controlled by keyed access.

4.05 – A secure and dedicated bin store will be formed with access direct onto St Johns Road. The space will benefit from natural ventilation and will accommodate 6 No. 1100 litres wheelie bins. This should be appropriate for 3 residual and 3 recycle bins.

5.0 – CRIME PREVENTION

5.01 – To property will have one main access point at the entrance. This will be controlled by a coded panel for each unit. This will provide visitors with an option to speak to the individual unit tenants, to ensure access is controlled. Tenants will access into the property communal areas via number codes on the panel. The each unit will have individual keys. The only other access out of the building will be the fire escape, which will only be operable from inside.

5.02 – Main communal areas will be covered with camera / CCTV to provide added security.

6.0 – ENVIRONMENTAL CONSIDERATIONS

6.01 – There is no roof covering currently on the main building and the rear is a sealed flat roof. A wildlife and bat report accompanies this application and the recommendations included on the plans.

6.02 – No trees or planting will be affected by the works.

7.0 – DRAINAGE

7.01 – The main roof will retain the existing surface water drain outlets. The new build section will connect to the existing runs (from the demolished elements). In terms of the surface water drainage, the proposed roof areas will be less than those that exist, therefore the run off into the sewers will be reduced.

7.02 – There is a main drain that runs through the building, see existing plans. The foul water will be connected to this drain that leads out into the road. If approval is obtained and the number of units established, a condition can be included to cover a full drainage design.

8.00 - CONCLUSION

8.01 – The building has remained vacant for over 25 years. This proposal offers a realistic opportunity to save the building and bring it back into use.

8.02 – The proposals will create 21 much needed affordable residential units suitable for management by a housing body or association.

8.03 - We therefore trust that Kirklees MC can support the application.