

PLANNING APPLICATION FOR  
FIRST FLOOR EXTENSION TO  
ACCOMMODATE 1 BEDROOM FLAT

GRIFFIN LODGE  
273 MANCHESTER ROAD  
HUDDERSFIELD  
HD4 5AG

ON BEHALF OF

THE GRIFFIN

DESIGN ACCESS STATEMENT

DATED: FEBRUARY 2025

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP  
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## 1.0 – THE SITE

1.01 - The Griffin Lodge is situated at the junction of Manchester Road (A62) and Blackmoorfoot Road. (See Photograph 1)



Photograph 1 – Griffin Lodge

1.02 – The property is a former public house that is now a guest house. The first floor is a 2 bedroom flat and the ground floor is 6 bedsits with a communal kitchen / living area.

1.03 – There is a vehicular access along the side (Off Blackmoorfoot Road) of the building that leads around to a yard for parking. There is also access to the Griffin Bowling Club.

## 2.0 – SITE PLANNING HISTORY

2.01 – Planning Permission was granted in 2006 to convert the lower floor into 6 bedsits. (2006/92118). This use was implemented and continues to this day.

### **3.0 – PROPOSALS**

3.01 - The proposals are to erect a first floor extension over the single storey element to East side of the building, to house a 51m<sup>2</sup> 1 bedroom flat.

3.02 – The extension will be set down from the main roof to ensure it appears subservient from Manchester Road. The main roof also has water tabling detail that further reduces the significance of the extension.

3.03 – The proposals will be constructed from materials to match the main building, and the window patterns will complement the existing building.

3.04 – The flat will be independently accessed from the rear yard and raised decked area.

### **4.0 - HIGHWAYS**

4.01 – The rear yard can accommodate 8 parking spaces within the applicants ownership.

4.02 – The location is well served by public transport with two main bus routes meeting at the junction adjacent.

4.03 – An area is designated for bin storage. Due to the nature of the accommodation a series of bins are located for communal use. These will be presented at the site entrance on bin collection day.

4.04 – One additional 1 bed flat will not have a significant bearing on highway safety, when considering the existing use and the bowling club to the rear.

## 5.0 – CLIMATE CHANGE STATEMENT AN ECOLOGY

5.01 - In the construction of the extension the applicants agree to insulating the extension to exceed the current building regulations.

5.02 - The flat will be in a sustainable location, with amenities including schools, supermarkets, post office, and public houses all within 1/2 mile.

5.03 – There are no trees or areas suitable for wildlife habitats within the boundary.

## 6.0 – HERITAGE STATEMENT

6.01 – The adjacent property at 271 Manchester Road is Grade II listed. The listing states;

*Mid C19. Ashlar. Pyramidal slate. Overhanging eaves with ornamental wooden valence. One storey. Canted end. Paired arched casements in oblong frames with hoodmoulds.*



Photograph 2 – Boundary to 271 Manchester Road

6.02 – Although Griffin Lodge and 271 share a boundary, it is clear that the boundary is not part of the original house at 271. Photograph 2 demonstrates there is a link building between the two properties. Therefore the proposals will not physically impact on the listed section of 271, which will retain all the features that attracted the listed status.

## **7.0 - CONCLUSION**

7.01 - The proposals provide an additional affordable let in a very sustainable location.

7.02 – The proposals will be subservient to the host building and will be constructed of matching materials. It has to be noted that the proposals will not adversely affect the neighbouring property at 271 Manchester Road.

7.03 – The proposals do not impact detrimentally on highways safety.

7.04 - We therefore trust that Kirklees MC can support these proposals.