



Design & Access Statement

Site Address: 2 Mount, Edgerton Road,
Huddersfield, HD3 3AE

Proposal: Change of Use from C3 (Dwellinghouse) to
C2 Residential Institution – Supported Living

Prepared by: Arc & Estates

Date: July 2025

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1. Introduction

This Design and Access Statement has been prepared by Arc & Estates in support of a full planning application to change the use of the property from a private dwelling (Class C3) to supported living accommodation (Class C2).

The site is located within the Huddersfield Conservation Area and features Grade II-listed architectural elements at the entrance, including stone columns and lion statues. While the proposal involves no external alterations, careful consideration has been given to preserving the building's character and heritage value throughout.

This statement sets out how the design responds to the site context and aligns with both national planning guidance and key policies within the Kirklees Local Plan, in particular LP24 (Design), LP35 (Historic Environment), and LP30 (Biodiversity and Sustainability). The aim is to demonstrate that the scheme will deliver high-quality, inclusive accommodation while respecting the significance of the building and its surroundings.

2. Site Assessment and Context



Figure 1: Site Location Plan

The application site is a substantial two-storey semi-detached property forming part of a mirrored pair, located in a well-established residential area of Huddersfield. The building sits within a generous plot, with landscaped front and rear gardens and off-street parking accessed from the rear.



Figure 2: Front elevation of the property, illustrating its architectural character and relationship to the surrounding street scene.

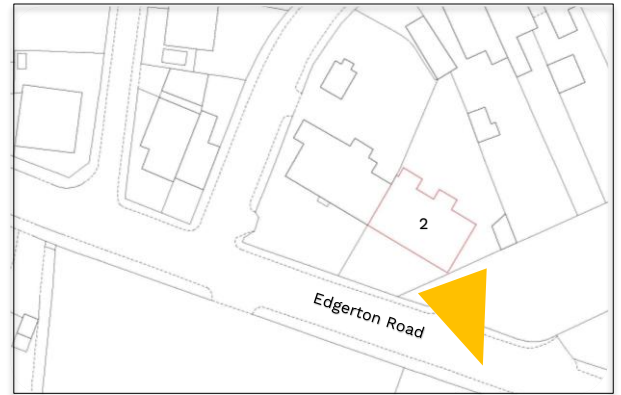


Figure 3: Block plan indicating the direction of view shown in Figure 2

The property occupies a prominent position along Edgerton Road and is approached via a formal entrance framed by architectural stone columns and decorative lion statues. While the main dwelling is not listed, these entrance features are Grade II listed and will remain entirely untouched and preserved as part of this proposal.



Figure 4: Grade II Listed Entrance Columns. View of the classical stone entrance portico, including the original columns which are Grade II listed. These features will remain entirely unaffected by the proposed change of use.



Figure 5: Close-up of Grade II Listed Left Lion Statue
Detail of decorative stone lion located at the left side of the main entrance, forming part of the Grade II listed entrance features. This element will remain untouched.



Figure 6: Close-up of Grade II Listed Right Lion Statue
Detail of decorative stone lion located at the right side of the main entrance, forming part of the protected Grade II listed architectural elements. No alterations are proposed

The site lies within the Huddersfield Conservation Area, which is characterised by traditional stone-built homes, slate roofs, and period architectural detailing. The proposed development involves no external alterations, ensuring that the building's historic character and its contribution to the conservation area are preserved in full.

The surrounding context is predominantly residential, comprising similar detached and converted properties. The property is also well-located, with local amenities and public transport links within walking distance, making it a suitable setting for supported living accommodation.

Currently, the property is in Class C3 residential use. This application seeks a change of use to Class C2 to provide supported living accommodation in partnership with a registered provider. The proposal includes reconfiguring the internal layout to provide high-quality, fully en-suite bedrooms along with shared kitchens, communal lounges, staff areas, and accessible facilities, all designed to support the needs of future residents while retaining the building's original residential character.

3. Application Proposal

This application seeks full planning permission for the change of use of an existing residential dwelling (Use Class C3) to a supported living accommodation (Use Class C2) for up to 8 adult residents, with 24-hour staffing arrangements in partnership with a registered support provider.

The proposal includes 10 bedrooms in total, 8 en-suite bedrooms for residents, and 2 additional bedrooms for staff, located on each floor. The property has been sensitively designed to include 2 communal kitchens, 2 shared living rooms, an accessible WC on the ground floor, and a dedicated laundry room. The internal layout is designed to support both male and female residents, with floors effectively zoned to maintain privacy and comfort.

All works are internal only; no external alterations are proposed. Grade II-listed features at the entrance (stone columns and decorative lion statues) will remain untouched.

Staffing and Management:

Carers will be on-site 24/7. Two staff members will be present at any one time, with provision for overnight accommodation. A detailed management plan will be provided to set out operational procedures.

Visiting Hours:

Standard visiting times will be between 9:00 and 18:00, with out-of-hours visits permitted by prior arrangement with the management team.

Parking and Access:

Existing off-street parking arrangements will be retained and remain sufficient to meet the needs of staff and visitors. Service access is via the existing rear entrance.

4. Design Proposal

4.1 Description of Proposed Works

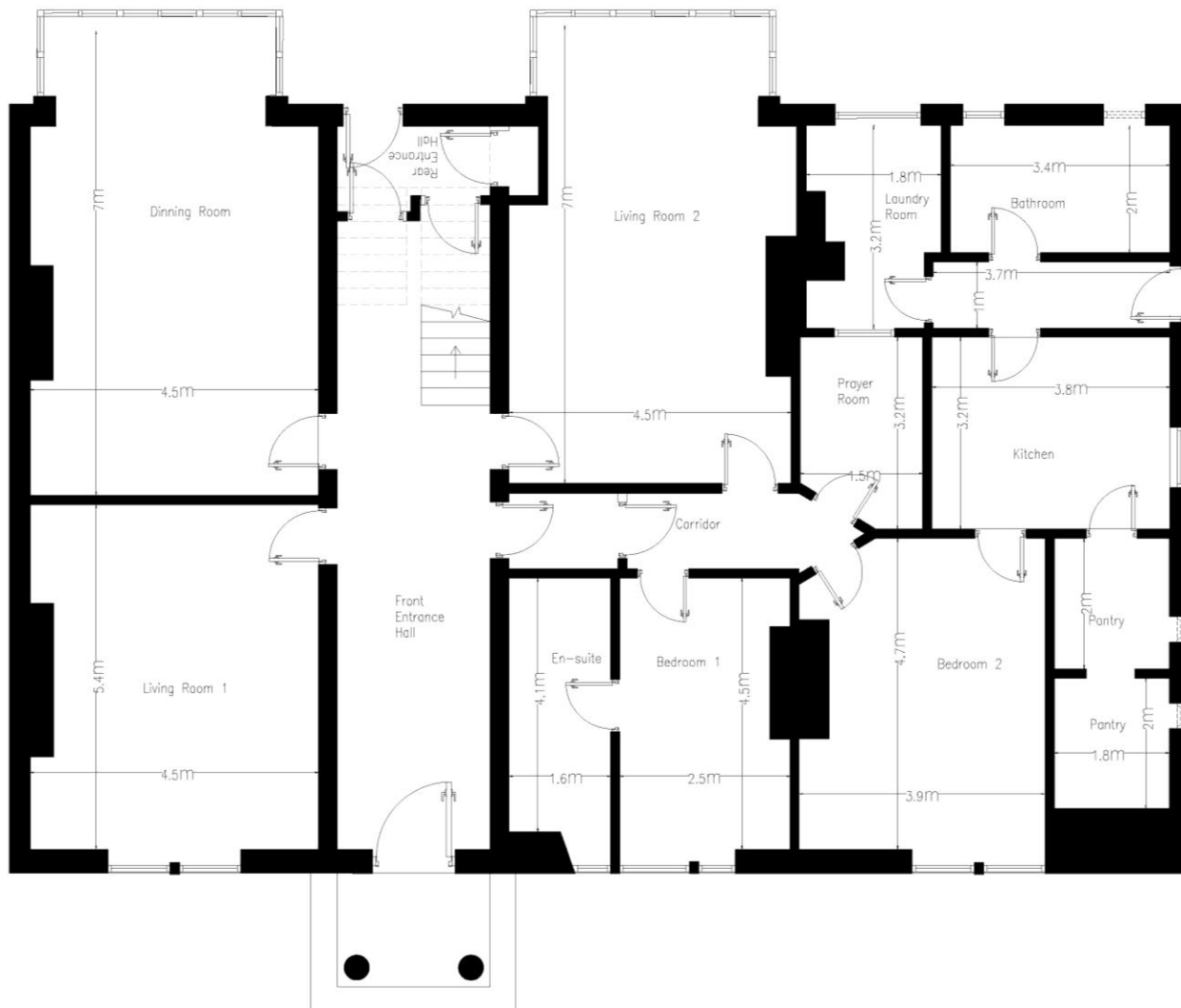
This application seeks full planning permission for the change of use of the property from a private dwelling (Use Class C3) to supported living accommodation (Use Class C2).

The proposal includes the internal reconfiguration of the existing two-storey building to create:

- Eight en-suite bedrooms for supported residents,
- Two en-suite staff bedrooms (one located on each floor for 24-hour supervision),
- Two communal kitchens (one per floor),
- Two communal living rooms providing shared social space (one per floor),
- A dedicated utility/laundry room, and
- A fully accessible ground-floor WC for staff and visitors.
- An additional non-accessible WC is located on the first floor.

No external alterations are proposed as part of this application. All works are internal and designed to be reversible, ensuring the property's external appearance and contribution to the Huddersfield Conservation Area remain entirely unaffected.

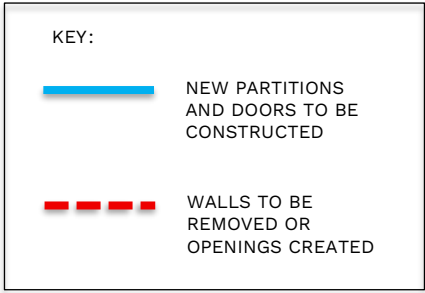
EXISTING GROUND FLOOR PLAN



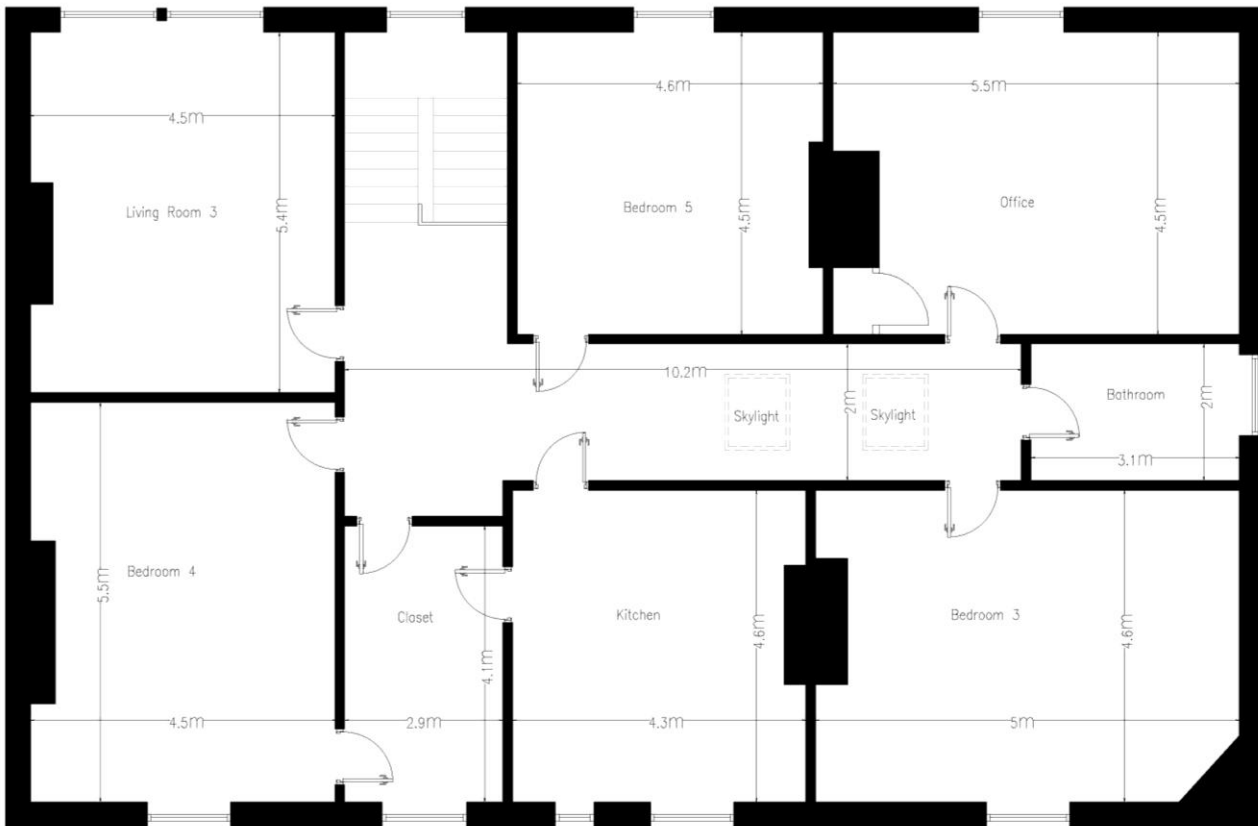
PROPOSED GROUND FLOOR PLAN



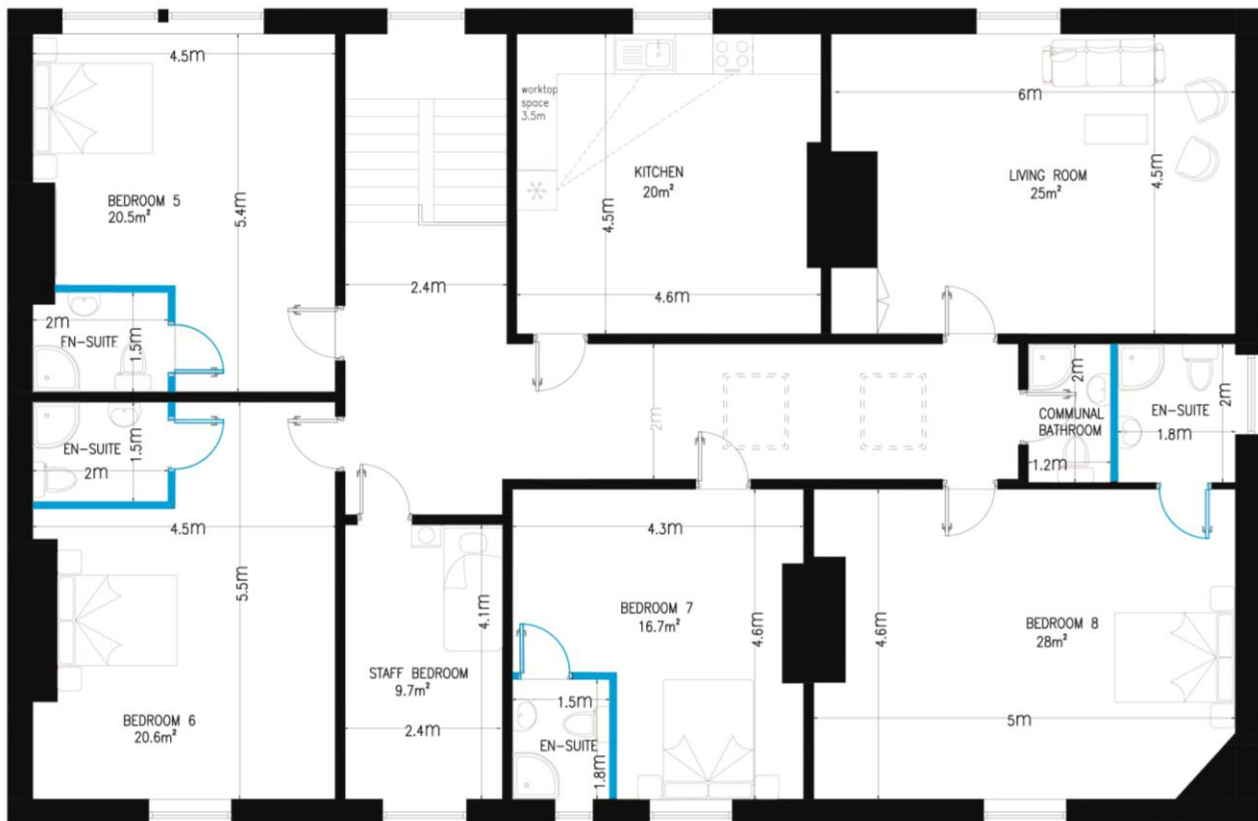
Room on Ground floor	Proposed Size
Living Room	24m ²
Resident Bedroom 1	26.4m ²
En-suite Accessible	3m x 1.8m
Resident Bedroom 2	26m ²
En-suite	2m x 1.6m
Resident Bedroom 3	11.4m ²
En-suite	1.6m x 1.7m
WC (communal accessible)	1.6m x 2.2m
Resident Bedroom 4	18m ²
En-suite	1.8m x 2m
Kitchen	11.4m ²
Utility	3.8m ²
Staff Bedroom/Office	11m ²



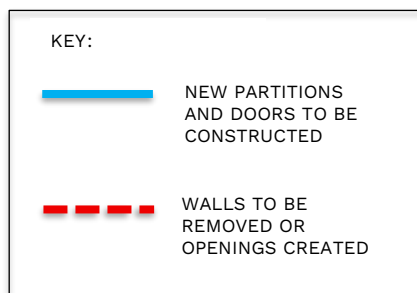
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Room on the First floor	Proposed Size
Living Room	25m ²
Kitchen	20m ²
Bedroom 5	20.5m ²
En-suite	1.5m x 2m
Bedroom 6	20.6m ²
En-suite	1.5m x 2m
Staff Bedroom	9.7m ²
Bedroom 7	16.7m ²
En-suite	1.5m x 1.8m
Bedroom 8	28m ²
En-suite	1.8m x 2m
Communal bathroom	1.2m x 2m



4.2 Design Rationale

The internal layout has been sensitively designed to provide high-quality supported living accommodation for vulnerable adults, with careful attention given to privacy, dignity, safeguarding, and operational functionality. All design decisions are underpinned by a desire to create a safe and respectful living environment while preserving the building's historic character.

Each of the 8 resident bedrooms is provided with its own en-suite, ensuring a private and dignified experience for all occupants. This arrangement supports residents' independence and reduces risks associated with shared bathroom use, particularly in vulnerable populations.

The ten bedrooms (8 residents and 2 staff) are split across two floors, enabling a clear separation between male and female residents, where required. This not only supports safeguarding protocols and cultural sensitivities but also allows the care provider to implement person-centred grouping strategies for enhanced well-being.

Two kitchens and two living rooms (one on each floor) ensure that both floors are fully functional and self-sufficient, minimising movement between levels and promoting smaller, more manageable communal living environments. This layout also supports staff in meal preparation and supervision with reduced congestion and increased safety.

Two staff bedrooms, located one per floor, enable 24/7 care through shift rotation. Each includes space for rest and essential administrative duties. This ensures round-the-clock supervision and support without compromising resident privacy or shared space.

Additional provisions include:

- A dedicated utility room to house laundry appliances separately from kitchen areas.
- A fully accessible ground floor WC, ensuring compliance with inclusive design standards and providing facilities for visitors or residents with mobility needs.
- A first-floor standard WC, available to staff and visitors, separate from residents' en-suites.

No external alterations are proposed. This protects the historic integrity of the building and ensures full preservation of the Grade II-listed stone columns and lion statues at the entrance. The character and setting of the Huddersfield Conservation Area will remain entirely unaffected by the proposed use.

All spaces have been designed to meet or exceed national space standards for supported living accommodation. The internal circulation, supervision lines, and room uses have been carefully planned to support safeguarding, privacy, and efficient day-to-day operation.

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



4.3 Access

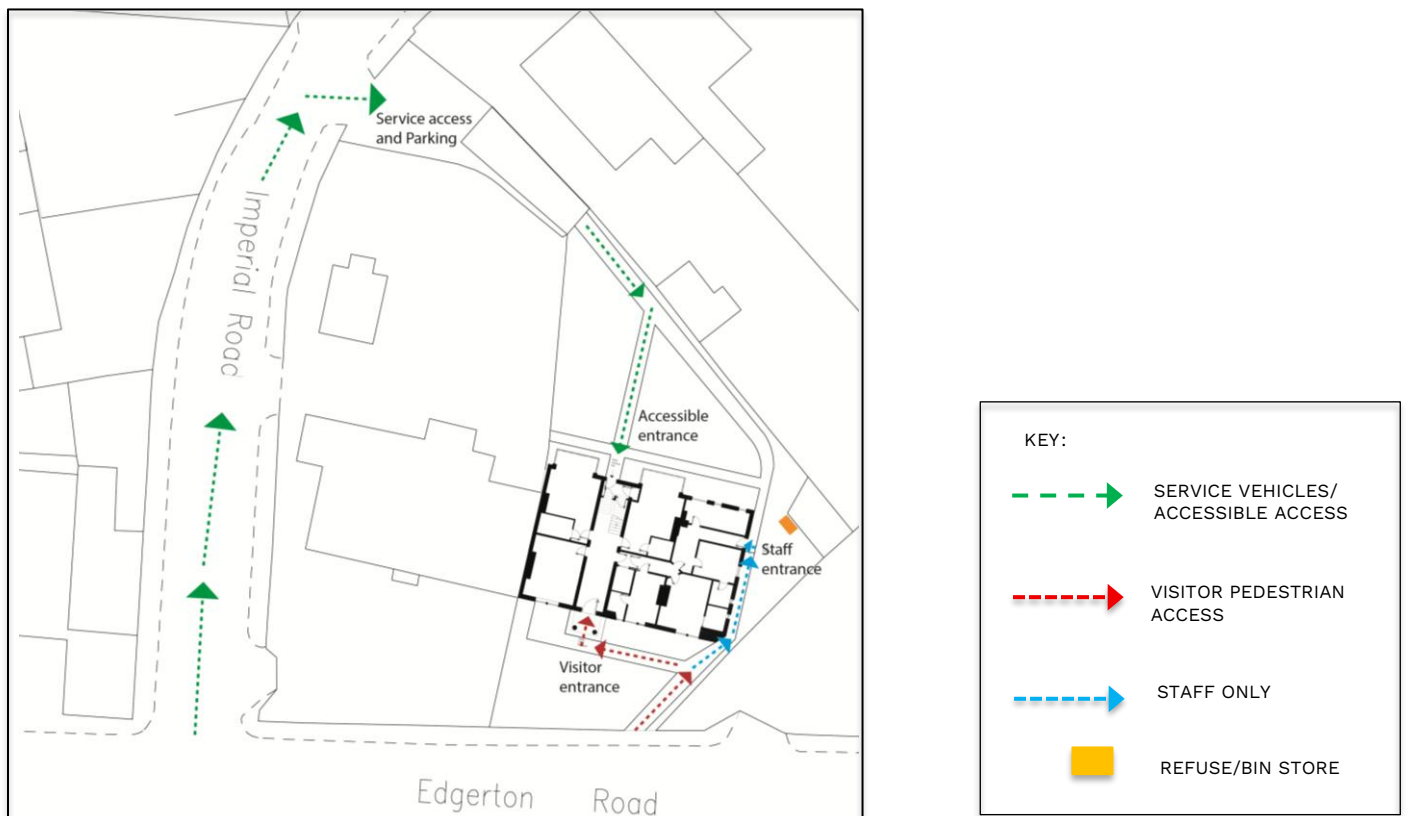
The proposed development has been designed to ensure safe, practical, and inclusive access for all users. The building features three distinct entrance points, each serving a specific function:

Visitor Entrance (Front): Located on Edgerton Road, this is the formal entrance for guests. It leads directly into the main reception area but includes steps, which may not be suitable for all users.

Accessible Entrance (Rear): This entrance provides level, step-free access from the rear parking area, designed to accommodate residents with mobility needs and service users. It ensures compliance with Part M of the Building Regulations and supports inclusive access.

Staff Entrance (Side): A dedicated side access point provides secure entry for staff. It also accommodates refuse collection, ensuring waste can be removed discreetly and without interfering with residential or visitor circulation.

Bin Store Access: Located adjacent to the staff entrance, the external refuse area is clearly defined and conveniently positioned for service access without impacting the streetscape.



These access routes are illustrated in the accompanying site diagram, with each pathway clearly labelled and colour-coded for clarity. Clearly defining the use of each entrance supports efficient circulation, reinforces safeguarding and privacy, and demonstrates thoughtful site planning to the local authority. It also allows the planning officer to assess that the scheme meets relevant policies regarding accessibility, refuse management, and vehicle/pedestrian safety.

4.4 Accessibility and Inclusion

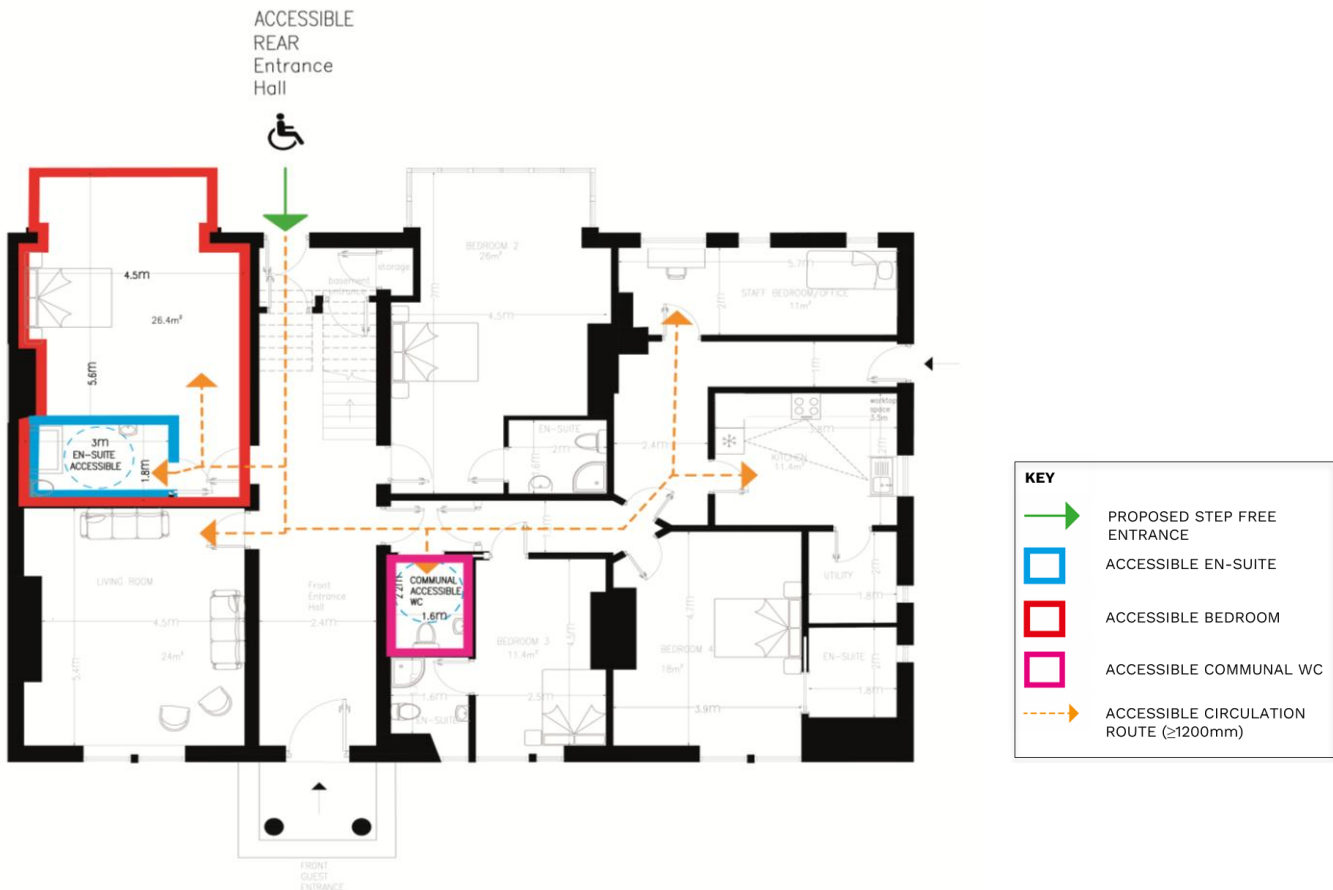
The proposed layout has been developed with a strong emphasis on inclusive design and accessibility, in line with Approved Document M (Volume 1: Dwellings) and best practice guidance (including Part M(4) Categories 2 and 3). The accommodation will be suitable for adults with a range of support needs, including those with reduced mobility or who use wheelchairs.

Key accessibility features include:

- Two wheelchair-accessible bedrooms on the ground floor, each positioned close to shared amenities for ease of movement and support delivery.
- One of these accessible bedrooms includes a fully Part M(4) Category 3-compliant en-suite, with:
 - A level-access shower (min. 1,000mm x 1,000mm),
 - WC and wash basin positioned to accommodate side and frontal access,
 - A 1.5m turning circle within the room,
 - Space for grab rails and assistance if required.
- A fully accessible WC is located on the ground floor, near the communal living areas, for use by staff and visitors.
- Corridor widths throughout the property meet or exceed accessibility requirements. In particular, the main corridor leading into the kitchen has been widened to 2.4 metres, offering enhanced manoeuvrability for wheelchair users and a safe, unobstructed route for daily circulation.
- All internal doors to communal and accessible spaces have been designed to meet or exceed the minimum clear opening width of 775mm, with accessible routes maintained across the ground floor.
- Light switches, electrical sockets, and key fixtures will be installed at accessible heights to support ease of use for all residents.

These measures ensure that the development will not only comply with relevant accessibility standards but also deliver a safe, comfortable and respectful living environment for vulnerable adults.

GROUND FLOOR ACCESSIBILITY STRATEGY



4.5 Layout and Circulation

The internal layout has been carefully considered to ensure logical circulation, functional zoning, and safe management for both residents and support staff. The arrangement supports a comfortable living environment while promoting staff oversight and operational efficiency.

- Bedrooms are sensibly grouped across both floors, with staff accommodation positioned to provide discreet supervision and rapid response when required. The staff bedroom on the ground floor is located near the dedicated staff entrance at the rear, maintaining clear separation between resident and staff access.
- On the ground floor, the communal living room is positioned at the front of the property, taking advantage of the impressive 4-metre-high ceilings and large windows to create a bright and welcoming social space for residents.
- Public and private zones have been appropriately separated to support dignity and independence. For example, a dedicated laundry room has been created within the former pantry, accessible via a door from the kitchen, but partitioned to avoid disruption and noise within the main communal space.
- Each floor has been designed to operate semi-independently, with its kitchen, living space, and sanitary facilities. This arrangement allows for flexible management, such as gender-based separation of residents (e.g., female-only and male-only floors), and supports future adaptability of the scheme.
- Circulation routes throughout are direct and logical, minimising unnecessary travel distances for residents and staff. The main staircase connects both floors efficiently, and the original landing window has been retained in its existing form to preserve natural light and the building's architectural character.
- Access to all rooms is step-free within each floor, and corridor widths exceed accessibility standards in key areas such as the kitchen corridor (2.4m), ensuring smooth, unobstructed movement throughout the home.

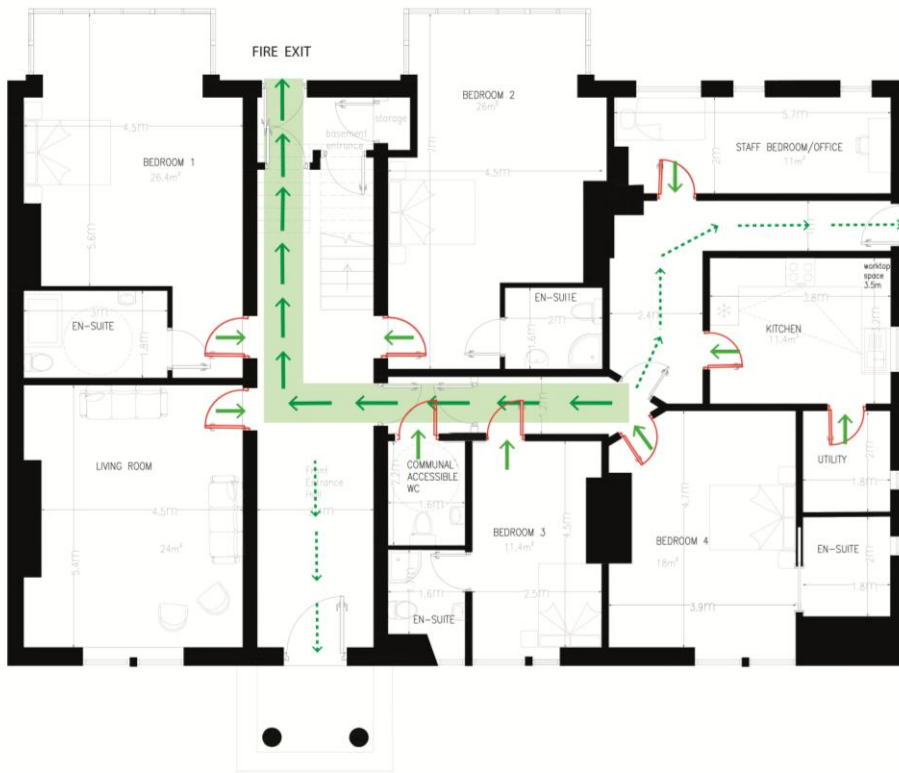
This design provides a supportive and respectful living environment, balancing resident autonomy with operational oversight.

4.6 Fire Safety and Servicing

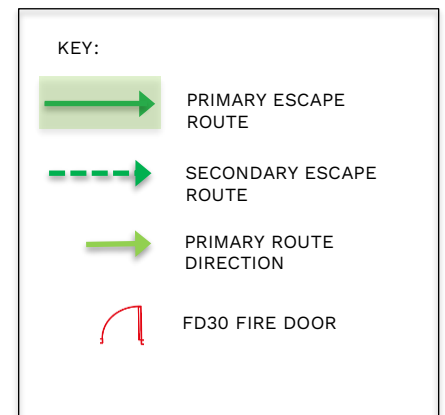
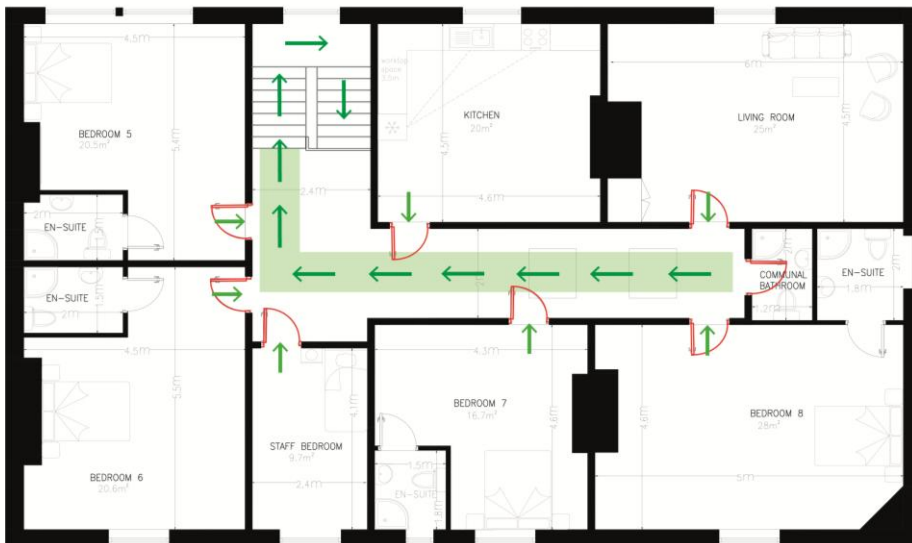
The proposed development has been designed to meet relevant fire safety standards and to ensure the safety and well-being of all residents and staff. A full fire strategy will be submitted under Building Regulations, but key design measures have already been integrated at this stage.

- FD30 fire-rated doors are specified for all bedrooms, kitchen areas, and communal spaces to provide effective compartmentation and smoke protection.
- A protected staircase will be maintained as the primary escape route, with all circulation areas kept clear and compliant with Approved Document B.
- A comprehensive fire detection and alarm system will be installed throughout the building in accordance with BS 5839, ensuring early warning and rapid response. Emergency lighting will also be provided where required.
- Both kitchens have been designed to allow safe circulation, with clear workspace layouts following the fire safety triangle (hob, sink, fridge) to minimise hazards and maintain order.
- Waste collection and servicing arrangements will remain unchanged, with bin storage and collection continuing via the existing rear access, keeping the front elevation clear and in line with the character of the conservation area.

FIRE SAFETY GROUND FLOOR



FIRE SAFETY FIRSTFLOOR



4.7 Sustainability

The proposal has been designed to work entirely within the existing building footprint, preserving the original structure and avoiding any external construction. This approach significantly reduces environmental impact by limiting the need for new materials and minimising embodied carbon.

Internal works are limited to forming new partitions for en-suites and adjusting circulation, all of which are lightweight and reversible. By retaining the building's fabric and layout as much as possible, the scheme supports a low-impact, sustainable form of development appropriate for its conservation context.

4.8 Conclusion to Design Proposal

This proposal achieves a careful balance between delivering high-quality supported living accommodation and preserving the historic and architectural character of the building. All works are internal, discreet, and fully reversible, ensuring no harm to the property's listed features or the wider conservation area.

The layout has been thoughtfully designed to meet accessibility, safeguarding, and operational needs while respecting the building's original fabric. The scheme represents a sensitive and policy-compliant response that enhances community infrastructure through the provision of much-needed supported housing, with no adverse impact on heritage or local amenity.

5. Planning Policy Context

This proposal has been carefully developed in line with both national and local planning policies. It aims to deliver high-quality supported living accommodation while preserving the architectural and historic character of the site, which sits within the Huddersfield Conservation Area.

5.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF, 2023) encourages sustainable development that meets the housing needs of all sections of the community, including those requiring specialist or supported accommodation.

This proposal reflects the following key principles of the NPPF:

- Paragraph 60 – Supports a sufficient supply of homes, including those for people with specific needs, such as supported or specialist housing.
- Paragraph 130 – Promotes high-quality, inclusive design that is visually attractive, functional, and respectful of local character.
- Paragraph 197 – Requires that developments affecting heritage assets preserve their significance and setting.

By reusing an existing building for a community-focused purpose, without any external changes, this application fully aligns with national policy objectives around housing diversity, inclusion, and heritage protection.

5.2 Kirklees Local Plan

The proposal also complies with the strategic aims of the Kirklees Local Plan (adopted 2019), particularly the following policies:

- LP24 – Design: The design responds positively to its context, maintains residential character, and provides a safe, functional, and inclusive environment for vulnerable adults.
- LP30 – Biodiversity and Sustainability: The reuse of the existing building limits environmental impact and avoids unnecessary demolition or new construction. Only light-touch internal works are proposed.
- LP35 – Historic Environment: The building sits within a designated Conservation Area. While the main property is not listed, the entrance columns and lion statues are Grade II listed features — these will remain fully intact and untouched. The proposal ensures the historic character and setting of the building are preserved.

5.3 Social and Community Benefit

This scheme directly supports Kirklees’ housing and care priorities by providing supported accommodation in partnership with a registered provider. The proposal includes:

- 8 en-suite bedrooms for residents
- 2 staff bedrooms
- Accessible facilities and communal spaces
- On-site staff presence to support 24/7 care

The change of use from C3 (dwelling house) to C2 (supported living) creates meaningful social value and helps address the growing demand for safe, purpose-built housing for vulnerable adults in the borough.

6. Access and Movement

The proposed development maintains the existing vehicle and pedestrian access arrangements from Edgerton Road, with no alterations to the external layout of the site. The driveway at the rear of the property provides off-street parking and level access to the rear entrance, which will serve as the primary point of entry for staff and residents with mobility needs.

Internally, the layout has been designed with accessibility and ease of movement in mind:

- Step-free access is provided at the rear entrance, with two fully accessible bedrooms located on the ground floor.
- Corridor widths are a minimum of 1.2 metres throughout the circulation routes, ensuring compliance with Part M accessibility standards.
- A fully accessible WC is located on the ground floor, along with one accessible en-suite bedroom.
- The staircase remains unchanged and serves the upper floor. Although not step-free, the first floor accommodates residents who do not require wheelchair access.
- Staff access is provided via the same main entry points, with dedicated facilities (office and bedrooms) located in quiet zones of the property for effective shift rotation and overnight presence.

The property’s front entrance remains unchanged and continues to offer a traditional pedestrian approach. However, for daily operational use, particularly for supported residents, the rear entrance has been prioritised due to its suitability for wheelchair access and proximity to off-street parking.

7. Conclusion

The proposed change of use from a private dwelling (Use Class C3) to supported living accommodation (Use Class C2) has been carefully designed to meet the needs of vulnerable adults while preserving the character and integrity of the existing property.

All proposed works are internal, fully reversible, and respectful of the building's historic setting within the Huddersfield Conservation Area. No external alterations are proposed, and the Grade II-listed entrance features, including the stone columns and lion statues, will remain completely unaffected.

The internal redesign provides a thoughtful balance between modern standards for accessibility, safety, and comfort, while supporting the long-term viability and sensitive reuse of this historic property. The scheme is policy-compliant, community-focused, and delivers meaningful social value through high-quality supported housing.

We trust the Local Authority will view the proposal positively and welcome the opportunity to work collaboratively to bring this much-needed accommodation to fruition.