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PLAN – DESIGN - BUILD

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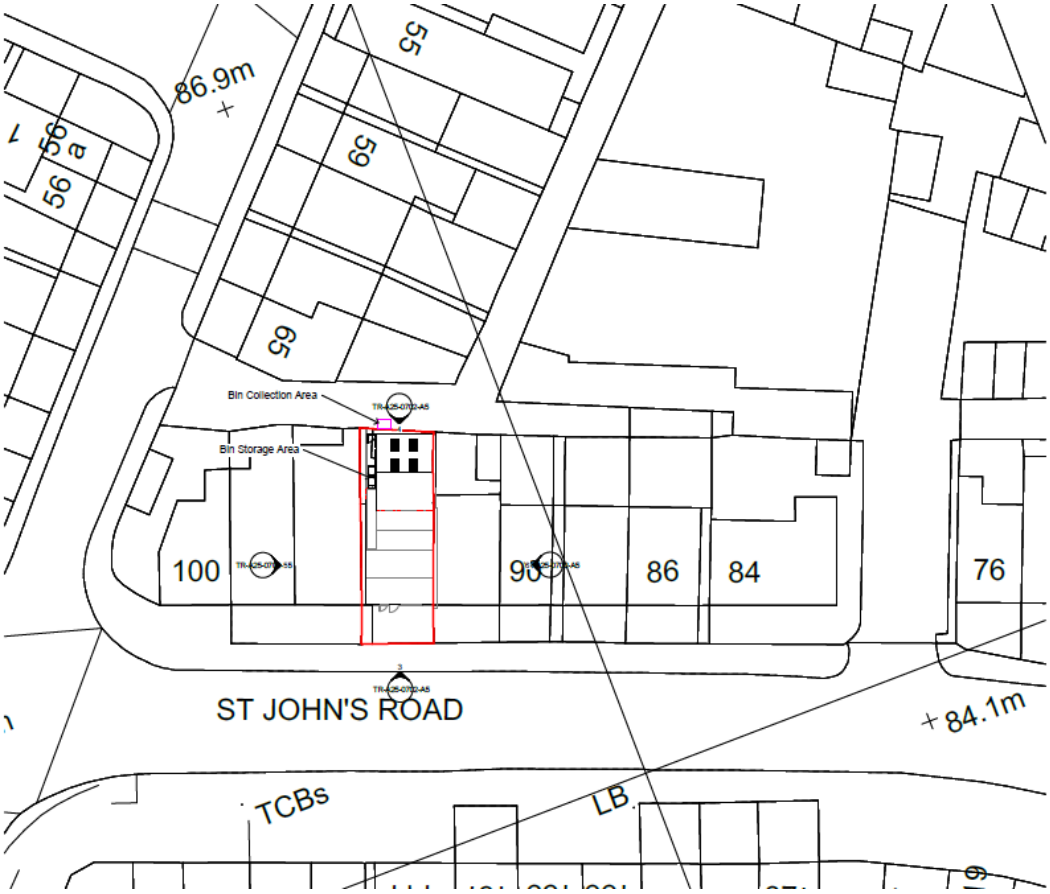
DESIGN, ACCESS & HERITAGE STATEMENT

FOR

MR LIAQAT ALI

@

94 ST JOHNS ROAD, HUDDERSFIELD, HD1 5EY



ISSUED FOR PLANNING APPROVAL: **31st July 2025**

TREND ARCHITECTURE **Ref: TR-A25-0702**

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The History

This design, access and heritage statement has been prepared by TREND ARCHITECTURE on behalf of Mr Liaqat Ali to accompany the planning application for the property located at 94 St john's road, Huddersfield, HD1 5EY. This property, which is surrounded by residential buildings and local stores, is within the Birkby conservation area.

A similar proposal was approved under application number 2007/62/91567/W2 and has now lapsed.

The Proposal

The property which has previously been in use as a laundrette and a flat, is divided into two levels. The ground floor was the laundrette with an existing rear extension which was used as a plant room. The first floor is divided into two bedrooms, kitchen and a bathroom with some storage space also.

It is the client's vision to extend the existing rear extension to create a larger rear extension to be used a separate dwelling/flat. To accommodate the clients vision it is proposed that the extension be built using materials that match the existing building. Therefore, stone to match existing for the cavity walls, and roofing tiles that match the existing should be used to keep the extension in keeping with the surrounding area.

Access

It is proposed that access to the new extension come from a proposed gate at the rear of the property which leads to the alleyway which has been provided to allow a place for the bin storage as seen on the proposed grouped plans, drawing No. TR-A25-0702-A5. It is envisaged that the dwelling will be used by the shop tenant, students or working class individuals in the town centre.

Amount of Development & Layout

A single storey partial width rear extension with duo pitched roof as agreed with the planning officer under application 2007/62/91567/W2 is again proposed without change. The proposal shall be provided with two 240L bins one recycling the other general waste. They will be stored in the alleyway of the new extension and will be left outside of the gate to be collected. The rear extension will be used as a flat and small internal changes such as blocking up openings to keep shop and flat separate.

Appearance

The proposal respects the general character and appearance of the surrounding area. The proposed development will be constructed using materials that match the existing dwelling and surrounding dwellings. The rear extension will have a gable roof as approved previously. The neighbouring properties have similar double storey extensions to the rear boundary and hence will not be out of keeping with the rear street scene.

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Conclusion

In conclusion it is apparent that the proposed alterations in the form of rear extension shall provide more housing to the area and will have very little impact on the surrounding area as the extension will be projected out equally to the neighbouring properties.

The proposal respects the scale, character, design and materials of the construction of the surrounding area.