

P1: Change of use from Commercial to Residential proposal

Site description / Summary

To: Kirklees Planning
Our Ref: Grandstand Garage, Mark Street, Paddock HD1 4ST
Date: 5.8.25
Job Reference: Construction of a two storey terrace block

Contact: chris@smithrodgers.com Tel 07801 678943

The Site: The garage site was formerly a commercial business trading as a body shop which has ceased trading and is now unoccupied. (Previously known as SCK Autos, Grandstand Garage)

Description: The plot comprises mainly a brick build construction with car parking on the forecourt. Total plot area approx 298 sq metres. The building is in a deteriorated condition/bad state of repair with damp penetrating the brick walls and has become a health risk. The site is deemed not to be contaminated as it traded as a body shop.



P2: Design & Access statement

To: Kirklees Planning
Our Ref: Grandstand Garage, Mark Street, Paddock HD1 4ST
Date: 5.8.25
Job Reference: Construction of a two storey terrace block

Contact: chris@smithrodgers.com Tel 07801 678943

Proposals:

Demolish existing garage and construct a two storey terrace block comprising 3 single-family dwelling houses with rooms in the loft space.

Each unit would be served by rear amenity space and an integral garage.

The dwellings would provide two designated bedrooms across first and second floor levels and a flexible room at ground floor level with the potential as a garden amenity room, utility or home office.

Gross internal area is approx 103 sq m.

Primary access from Mark street, with secondary access to bin storage achieved via a shared side passage.

Additional access via Back Lane to the rear.

Dimensions:

Proposed development would have a maximum depth of circa 13.3m, a width of circa 13.8m, measure circa 4.6m to the eaves and a ridge height of 7.7m.

The frontage will be approx 2m from the roadside including the sidewalk/pavement area.

Materials:

External facing material is proposed to be of stone with slate tiles to the roof matching local neighboring properties.

Site area and access:

Situated in a predominately residential area with access to local services including a direct bus route into the town centre.

The proposals will have no further effect on the local highway network and existing transport policies

The site is accessible by non-car means and within walking distance of local amenities and direct bus route to the town centre. No loss of amenity would occur to neighbouring properties. (Privacy, daylight line tests are supported with documents)

Parking:

Each unit supports one internal car parking space with additional parking on Mark Street which is uncontrolled.

Local housing needs:

We regard this as sustainable development making efficient use of the land with a positive contribution to the council's current five year land supply initiative (Subject to relevant site specific constraints and local plan policies)

Supportive documents

HD1 4ST_Design & Access_5.8.25.pdf

PLANS HD1 4ST_Rev3_6.8.25.pdf (TO AMEND see Privacy drawing)

Floor Layout_5.8.25.pdf

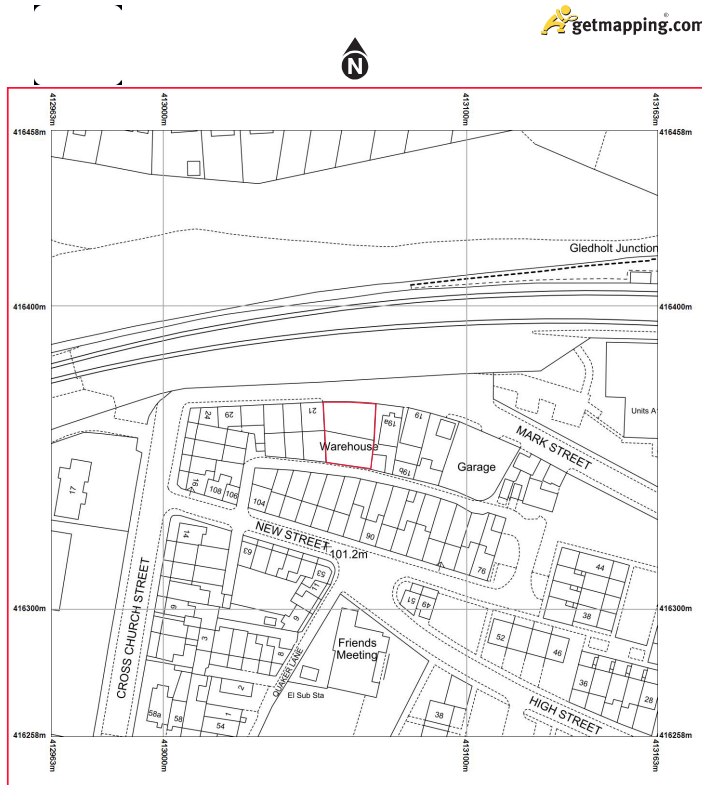
Privacy_23.6.25.pdf

DO Location plans: (to scale)



P3: Change of use from Commercial to residential proposal Grandstand Garage, Mark Street, Paddock, Huddersfield HD1 4ST

LOCATION PLAN 1:1250

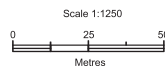


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Supplied by: Getmapping
Centre coordinates: 413063, 416358
OS License Number: 100030848





BLOCK PLAN 1:500

NOTES
DO NOT SCALE FROM THIS DRAWING

It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or issuing any shop drawings.
This drawing is to be read in conjunction with schedules of work, specifications, bills of materials and other relevant information. Any discrepancies are to be reported to Smithrodgers Partnership.
Work and materials are to be in accordance with the Building Regulations and to comply with relevant British Standards.
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Rev	Date	Description	By
6.1.25		Proposal of use from Commercial to Residential Grandstand Garage Mark Street Paddock, Huddersfield HD1 4ST	

sr Smithrodgers Partnership
Schoolhouse Bridge
Long Lane
Crickheath
Shropshire
SY10 8BT
sales@smithrodgers.com
07801 678943

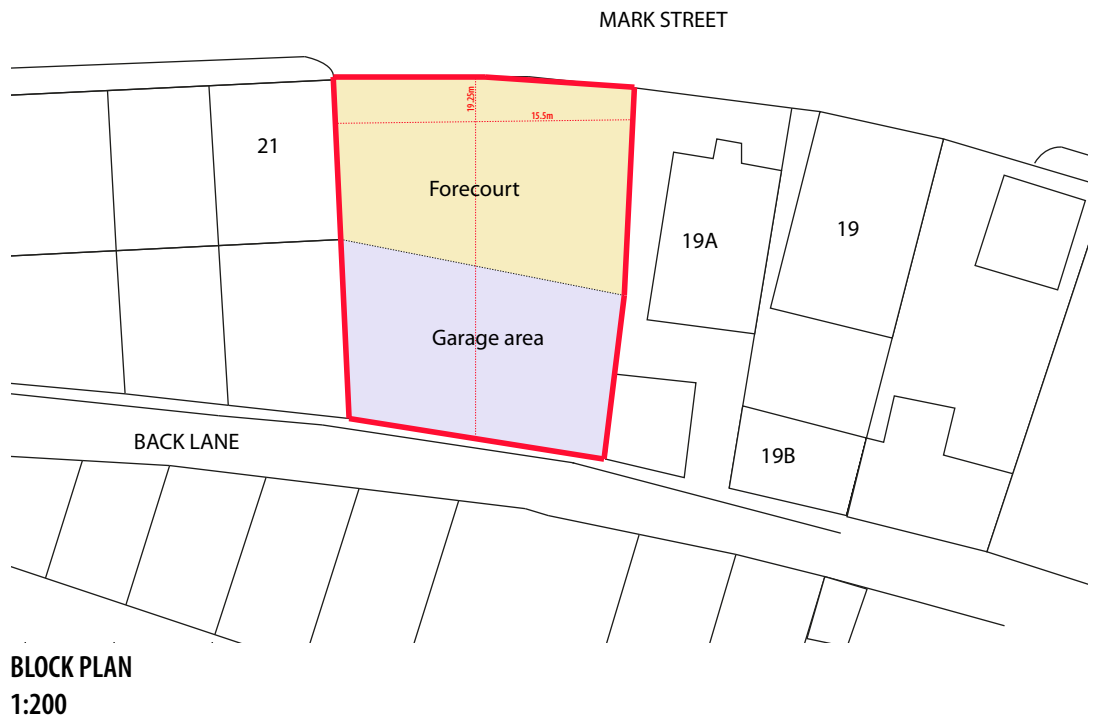
Project
S. Kaye
Grandstand Garage
Mark Street
Paddock, Huddersfield
HD1 4ST

Project Status
Planning

Drawing Title
Location and Block Plan

Date 06/01/25	Scale As indicated
Drawn by CRR	Checked by

Drawing No. SRP2141-A	Revision
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P5: Plan Proposals

Proposals: **Construction of a two storey terrace block.**
Houses positioned in line with existing terraced houses - Garden to rear.

Ground floor: Comprising: Built in Garage/Hall, WC, Garden room or Utility
Additional parking available on uncontrolled street parking nearby
Garden amenity to rear

1st floor: Landing, kitchen/living area, bathroom, bedroom 1

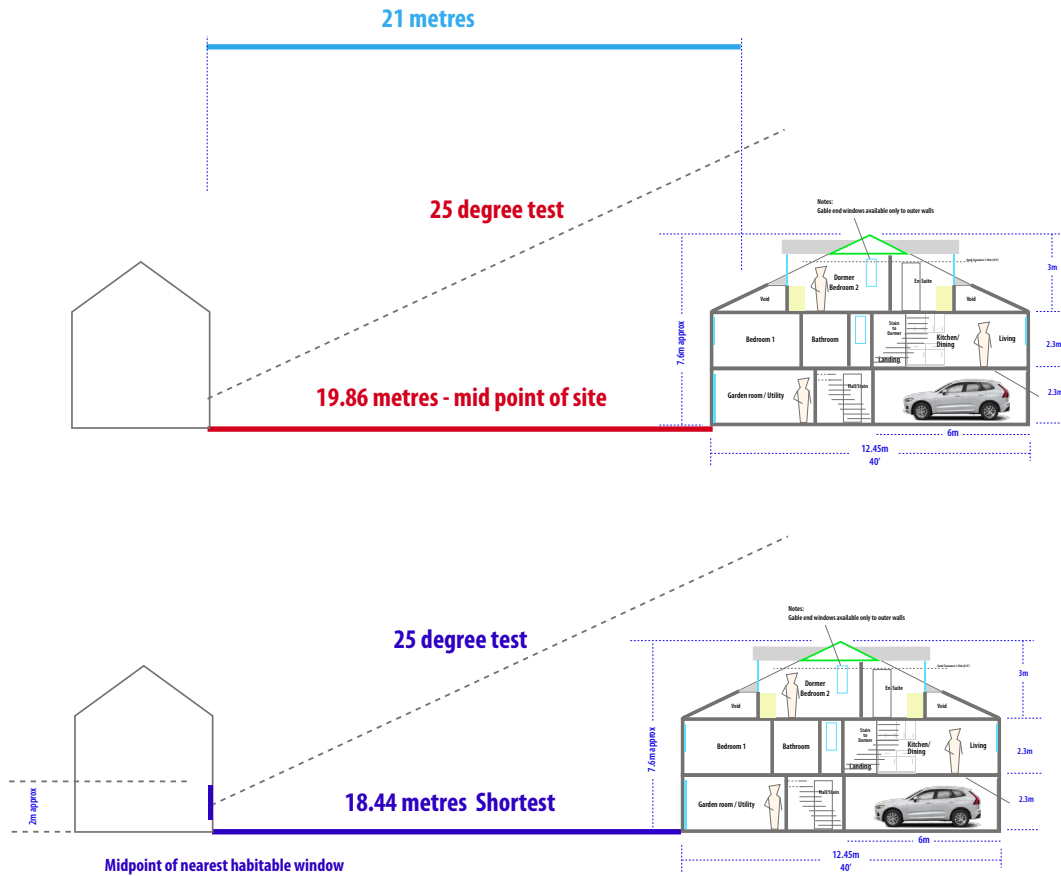
2nd floor: Dormer bedroom 2, En Suite

Situated on the previous forecourt area and part of the garage building

Access: Vehicular and pedestrian access will be unaltered from the existing layout on Mark Street.
There is additional access from a back lane.



P6: 25 Privacy, Daylight & Sunlight



P7: Floor Layout

Proposals: **Construction of a two storey terrace block.**
Each unit comprising:

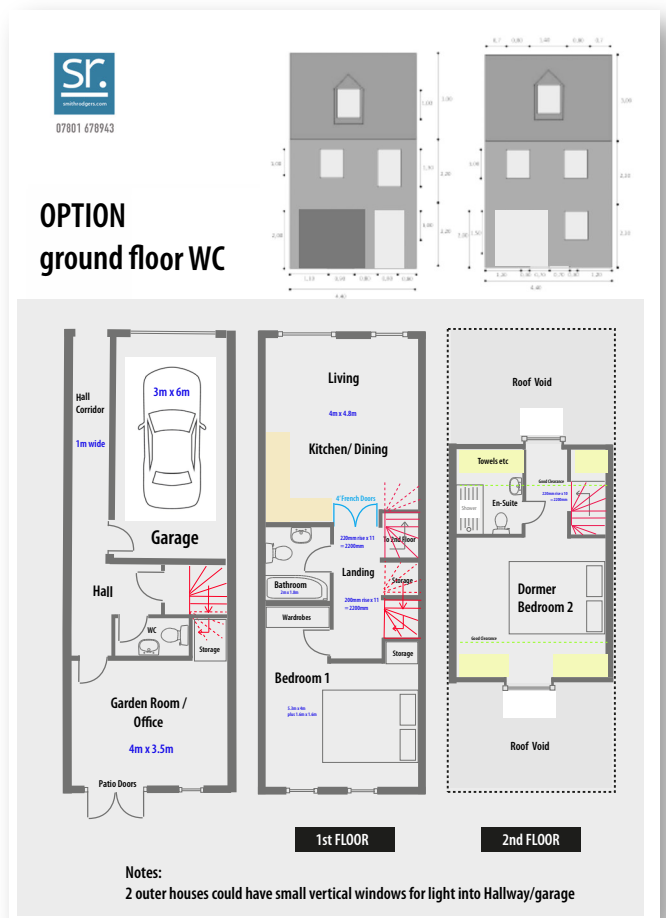
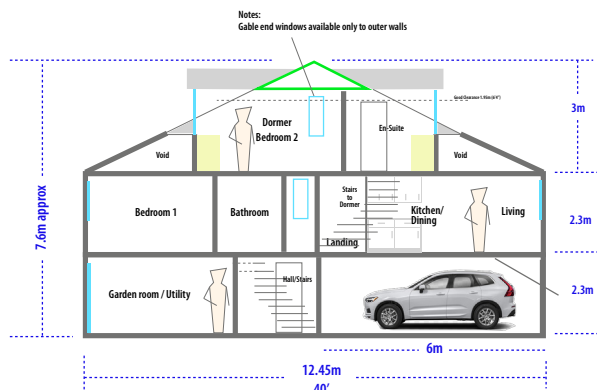
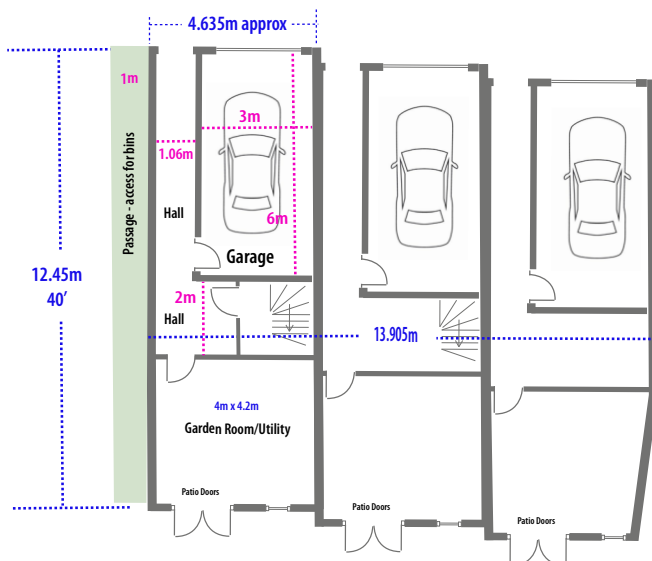
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P8: Construction materials



Image shows rendered option

External facing materials to blend/ match local stone
Roof Slate to match surrounding buildings
Timber Frame construction

