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*PLAN – DESIGN - BUILD*

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**DESIGN, ACCESS & HERITAGE STATEMENT**

**FOR**

**SAHAR ALI**

**@**

**97 BLACKER RD, HUDDERSFIELD HD1 5HQ**

**ISSUED FOR PLANNING APPROVAL:**

**TREND ARCHITECTURE**

**05<sup>th</sup> September 2025**

**Ref: TR-A25-0803**

### **The History**

This Design, Access and Heritage Statement has been prepared by TREND ARCHITECTURE on behalf of Sahar Ali to accompany the planning application for the basement conversion with alterations to create extended liveable space to the residential property 97 Blacker Rd within the Birkby Conservation Area.

### **The Proposal**

The property is not listed.

The additional space created in the basement area, will allow for extra children's play areas as well as a much-needed home study/office area.

Additional fire escapes will be created via a small hatch to the front and door to the rear to meet the current fire building regulations for means of escape.

The proposal will have no major impact on the neighbouring properties/conservation area, as minimal alterations are proposed to the elevations. There are very little/minimal internal alterations as can be seen from the plans, hence the proposal will have a minimal impact on the surrounding conservation area and its assets.

### **Use**

Existing and proposed use unchanged.

### **Access**

Better means of fire escape for the basement area will be provided.

### **Amount of Development & Layout**

Internal refurbishment only.

### **Scale**

Minimal internal changes, primarily addition of stud partitions, so no impact on scale.

### **Conclusion**

It is apparent that as a consequence of the proposed alterations in the form of it will have no adverse effect on the surrounding and neighboring properties.

Our submissions are that the changes have no particular architectural merit to the Conservation Area, however the materials used will be within practicality provide visually fitting in with style of architecture currently.

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

#### **Bibliography**

Planning Design Guidelines Document