

DESIGN & ACCESS STATEMENT

PROJECT TITLE

Proposals for the change of use of existing Commercial Building (Class E(g)) to Dwelling houses / flats (Class C3)

at Ingfield Business Centre, Cherry Nook Road, Deighton, Huddersfield HD2 1JD

JOB NUMBER

2379

CLIENT

Stephen & T Limited

DATE

October 2025

Prepared By:

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1. Introduction

This Statement has been prepared by Cadvis3d in support of a planning application for the change of use from commercial to residential. The proposals consist of 7No dwellings / flats formed through change of use and utilise the existing building.

The application is submitted as a full application

It describes the site and surrounding area and the proposed development. It describes the design ethos underpinning the proposals, considering issues of use, amount, appearance, scale, landscape, access and sustainability.

The Design and Access Statement has been prepared in accordance with National Planning Policy Guidance and demonstrates the commitment of the developers and designers to achieving Good Design and meeting the requirements of planning policy and legislation.

2. Existing use of site

Former Kirklees council owned business centre, which is currently vacant and overgrown. It was sold last year to the applicant

The site consists of a two storey building in good condition with existing vehicle access, driveway and car parking at rear. To the rear of the building is a woodland area and the surrounding properties are residential dwellings

Overall the building is in very good condition and well maintained. The property has electricity, gas, telephone and broadband access.

Property is located in a residential area with a mixture of different dwelling house styles and sizes in a mixture of stone, brick and render.

3. Design Principles and concept

The application seeks a change of use from Class E to residential use, Class C3.

The proposals accommodate 7No flats in a mixture of one, two and three beds, designed to current national space standards, with good sizes rooms

3.1 Scale

Scale is to be considered and drawings are provided to show the design approach and scale of development. The design utilises an existing building and all works are within the existing building footprint, with only a first floor extension above the existing upper ground floor, but no new ground floor extensions / projections or new builds proposed.

3.2 Landscaping

The existing dilapidated tarmac parking areas are to be made good, with a new boundary fence to be constructed around the boundary (design TBC via condition) to provide safe parking.

There are small Communal amenity areas provided, with low maintenance landscaping and planting in existing circulation areas throughout. Overall, the landscaped areas will remain as existing, but made good. The existing disabled ramp to the rear is to be removed and replaced with a new ramp and amended access.

A basic landscaping plan is included with the application, but if more detailed proposals are required then a full landscaping plan could be provided via conditional discharge at a later date. However due to external works being only minor we feel what is included is adequate to enable this planning application.

3.3 Sustainability

The outline proposal seeks to secure the principle for a sustainable housing by utilising an existing building, therefore meets the three dimensions to Sustainable Development at Para 7 NPPF; economic, social and environmental. The need to provide a high degree of sustainable construction and energy conservation will influence the form of the proposed dwellings and the final layout of the site. Proposed dwellings will be energy efficient and constructed in accordance with the latest Building Regulations.

3.4 Bio-Diversity

Since the proposals are for the change of use of an existing building to residential and no external extensions or new buildings are proposed, we believe the application is exempt for the BNG matrix and therefore no BNG report has been submitted to accompany the application.

The existing tarmac areas will be made good and existing green areas will be retained and also made good, with no loss of either areas.

We therefore see no impact from a BNG basis and being below the threshold requirement.

3.4 Energy Efficiency

Each flat will use modern, efficient materials and sustainable principles throughout to justify the embodied energy of the build against lifetime energy savings made.

Scheme to include:

- Sustainable use of an existing buildings
- Upgrading existing building fabric to modern insulation standards
- Natural cooling and ventilation
- Low energy LED light fittings throughout
- Water saving taps and flow regulating access valves
- Dual flush sanitary systems
- Low E, Argon gas filled triple glazed windows
- Sustainably sourced soft wood joinery

In terms of the Building Regulations the heat/energy loss of all individual elements of the building such as walls, floors, windows, etc. will be designed to either meet or exceed the requirements of the regulations. This equates to a vast improvement in energy efficiency and lower running costs over the life span of the building.

3.5 Amount of Development

The development parcel is capable of accommodating the proposed 7No dwellings, utilizing an existing building and designed in accordance with the national space standards.

3.6 Layout

The layout shows the proposed new dwellings in context with existing building.

The layout demonstrates the develop-ability of the building for up to 7No. dwellings. The layout has evolved through a comprehensive design approach and informed by a number of subject reports which support the full planning approval.

The layout site plan contains the following key concepts:

- Utilising existing highways access, pedestrian access and providing good cycle links
- Plenty of residents parking all within the councils SPD guidelines
- Provision of good quality and useable amenity space and gardens
- Good openness helps integrate the development with the existing settlement
- permeable surfaces (where possible) to decrease surface run off and support its ecological credentials
- Distances between dwellings, streets, gardens and rear woodland all within acceptable limits and current Kirklees neighbourhood design guides

3.7 Appearance

The design makes only minor external changes with the introduction of some additional window openings and door openings where required. None of the new openings pose any impact on the residential amenity of surrounding properties and all flats had more than adequate natural light and ventilation.

3.8 Materials

The proposed materials will match existing

3.9 Flood Risk

Site is located in flood risk zone 1, therefore no flood risk report is required.

4. Access

The site comprises of an existing highways access from cherry nook road, with good sight lines in both directions. Therefore no changes are proposed to the existing access, due to its previous use as a public car park. The proposed use will result in a reduction of overall numbers accessing the car park and reduction of intensification of use. We do not believe the introduction of passing places is required, nor feasible and the existing access is more than adequate, with proposed parking numbers more than acceptable for a development of this scale.

Proposed parking will utilise the existing car park and provide 13No full size parking spaces, providing both resident and visitor parking. Cherry nook road also has capacity for additional on-street parking if required.

A secure bin store is proposed adjacent to the existing entrance which provides easy access for refuse vehicles and allows collection of bins from the roadside. The communal bin store will comprise of two grey and two green euro wheelie bins.

5. Public Transport

Site is located close to the centre of Deighton with ample local conveniences including a small supermarket, takeaways, butchers, public house, etc all within walking distance. Regular Bus services, Train station and taxi services are close by, with good transport links to both Wakefield, Huddersfield, Leeds and Halifax.

7. Conclusions

This Design and Access Statement accompanies a full planning application for a residential change of use development to provide 7no dwellings, making use of an existing vacant property.

The proposals provide high quality housing to meet local needs, in a sustainable location and will significantly contribute to the housing supply in the local area.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.