

Project: New Retreat Building at: -
Pennine Domestic Abuse Partnership,
Ashbrow Road,
Huddersfield,
HD2 1DX

Date: October 2025
Pages: 3
Ref: 25-012/ D&A Statement

Introduction

This Design and Access statement has been prepared in support of a full planning application for the construction of a retreat building which will provide medium to long term accommodation for families affected by domestic abuse.

A similar application was approved on the 13th November 2023 (application ref: 2022/62/90852/W) for a mixed-use scheme of a retreat building and 5 no. dwellings.

Since the granting of this approval, the portion of the site set aside for housing has been sold to a developer, and construction of the homes is underway.

The applicant now wishes to amend the proposal for the retreat building. The approved design included 10 no. small bedsit type units for short term accommodation, along with some communal living areas/ laundry and staff offices/ facilities and support room.

Staff offices/ facilities along with short term accommodation is currently provided within the existing retreat building at the application site, and at Pennine Domestic Abuse Partnership's (PDAP) other sites within the Kirklees area.

PDAP currently have an urgent requirement for the medium to long term housing for families affected by domestic abuse, and it is intended that the new retreat building provides this accommodation in the form of 6 no. 2 bedrooled apartments.

This level of accommodation will be provided within the same building footprint/ volume as the previously approved building with changes being made to the internal layout and external window/ door positions.

The Existing Site:

The development site is located on a 0.36Ha parcel of land to the south of Ashbrow Road. An existing retreat building with staff offices/ facilities is currently located on site and the proposed building would be located within the mature garden space to the south-west of this building. To the east of the development site is the housing site approved under the previous planning application which is currently under construction.

The Proposal

The proposal is for the construction of a retreat building providing 6 no. 2 bedrooled apartments for the medium to long term housing for families affected by domestic abuse.

1) Amount

The proposed building will be 16.64m x 14.84m overall with 6 no. 2 bedrooled apartments set out over 2 storeys.

2) Appearance

The proposed building is to be constructed in reconstituted stone/ rendered walls with art stone detailing under concrete tiled, hipped roof. Entry to the building will be via stone faced porch to the north-west elevation with pitched roof over. Fenestration will be uPVC double glazed window/ door units.

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Design & Access Statement

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North-west elevation of the proposed building



South-east elevation of the proposed building

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3) Means of Access

Vehicular and pedestrian access to the proposed building will be from Ashbrow Road via a relocated gated opening in the existing boundary wall. This gated access will lead to an enlarged car park area which in turn leads to pedestrian footway giving access to the buildings main entrance.

4) Landscaping

Existing mature gardens will be maintained and enhanced.

5) Layout

The site layout is indicated on drawings (AL)01 & 02 which accompany this application.

The proposed building is located to the south of the existing car park, which is to be enlarged. Mature garden space is located to each elevation of the building.

6) Scale

As the existing ground levels at the development site slope down from the existing road/ car park level, the proposed building is to be set down within the site. The finished floor level of the upper ground floor level will be set at a similar level to the car park, with the lower ground floor level set 3m below this. When viewed from the roadside/ car park, the building will appear to be single storey, reducing any perceived overbearing impact on the street scene.