

Design and Access Statement - Summary and Justification

This Design and Access Statement has been prepared in support of a Full Planning Application for the change of use of the basement and ground floor at 33 Bay Hall Common Road, Huddersfield from residential use (Use Class C3) to retail use (Use Class E(a)), with the first floor retained as a self-contained residential dwelling.

The proposal represents a small-scale, sustainable reuse of an existing vacant property, creating a local retail facility that contributes positively to the surrounding area and local economy.

Site and Context

The site lies within an established mixed residential area of Huddersfield, characterised by traditional brick-built properties fronting Bay Hall Common Road. The building is currently vacant, with no external signs of disrepair, and benefits from rear access and private land for waste storage and servicing.

The proposal makes use of the existing building footprint, preserving the established building line, scale, and character of the street scene.

Design Approach

The proposed design focuses on minimal external alteration and sensitive integration of a small retail use within the existing building fabric.

- Ground floor: conversion to retail shop area and customer entrance.
- Basement: ancillary storage and staff area.
- First floor: retained residential use with independent access.

External changes are limited to the installation of a new shopfront and entrance door, finished in powder-coated aluminium framing and clear glazing, and a non-illuminated fascia sign. These works are designed to be simple, modern, and sympathetic to the existing brick façade, maintaining the building's domestic scale and visual integrity.

Access and Inclusive Design

The proposal ensures safe and inclusive access for all users:

- The new shopfront entrance will provide suitable stepping due to the existing topography of the road to aid accessibility.
 - Separate access to the residential accommodation is retained via the existing side/rear door.
 - Waste storage and collection are arranged to the rear of the site on private land, ensuring no obstruction to the public highway.
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Sustainability and Operation

The development promotes the re-use of an existing building, supporting sustainable development principles under NPPF paragraphs 7-11 and 152-157.

It will operate within normal daytime hours and generate minimal traffic or disturbance. Servicing, deliveries, and waste collection will all take place via the rear access.

The proposal provides small-scale employment (1 FTE and 1-2 part-time roles) and supports the economic and social objectives of sustainable development, as outlined in NPPF paragraphs 81-83.

Planning Policy and Design Justification

The proposal accords with the following key policy objectives:

- NPPF (2024) Paragraphs 86-91: support local services and retail uses that sustain community vitality and accessible neighbourhoods.
 - NPPF Paragraph 130: promote well-designed places that are visually attractive and sympathetic to local character.
 - Kirklees Local Plan Policies LP13, LP24, and LP26: encourage active street frontages, good design, and appropriate reuse of existing buildings.
 - National Design Guide (2019):
 - *Context (C1)* - the proposal responds to its setting and local character.
 - *Identity (I2)* - materials and proportions respect the existing building.
 - *Uses (U1)* - supports a mix of uses contributing to a vibrant local area.
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Conclusion

This proposal represents a thoughtful and sustainable re-use of an existing vacant building, delivering a small local retail facility that will enhance neighbourhood vitality, create local employment, and maintain residential amenity.

The development involves minimal physical change, is visually sympathetic, and fully consistent with national and local planning policy objectives for good design, economic growth, and sustainable development.

Accordingly, the proposal is considered appropriate, proportionate, and compliant with the requirements of the National Planning Policy Framework (2024), the National Design Guide (2019), and the Kirklees Local Plan.