



## DESIGN & ACCESS STATEMENT

Proposed Commercial Development,  
Land Adjacent Tam House  
49 Brow Road  
Huddersfield  
HD1 4TP

For:  
MR C Taylor

October 2025

# **DESIGN AND ACCESS STATEMENT PROPOSED NEW COMMERCIAL DEVELOPMENT**

## **Land Adjacent Tam House 49 Brow Road, Huddersfield HD1 4TP**

This report is prepared on behalf of Mr C Taylor to accompany the planning application for the construction of 2 No New commercial starter units. The statement has been written in accordance with Government Circular 01/2006-Section 3 Design and Access Statements that came into force 10<sup>th</sup> August 2006 inclusive of amendments and will address the following;

- Site Location
- Planning
- Context
- Use and Amount
- Layout
- Scale
- Appearance
- Landscaping
- Access

### **SITE LOCATION**

The site is located off Brow Road Huddersfield, to the rear of Tam House, formerly a public house on a hardstanding with direct access into the site. The immediate area is a mix of residential and commercial properties such as the former public house, houses and industrial developments to the south of the site, beyond the canal (River Colne).

### **PLANNING.**

The site was subject to two planning application in 2010 and 2015. The first being the conversion of part of the public house to living accommodation and the second being a residential development. Both of these application were approved by the local authority.

Following this the site received approval for the erection of 6 light industrial units in 2019(2019/62/91042/W), varied in 2021 and conditions released in 2022.

### **CONTEXT**

The site lies within a principally residential area, with a mix of materials and designs in the immediate vicinity, with the primary materials being stone walls and slate roofs.

The site is currently a vacant area of hardstanding previously associated with the former public house as car parking.

The site is not within a conservation area and the existing properties adjacent are not listed, nor considered a heritage asset.

The rear of the site backs onto a wooded area in which the land falls dramatically towards the Pak Poultry Products Ltd and Cemex plant site and then onto the River Colne.

The boundary and trees to this side of the site would not be affected by way of he siting of the new

building. The river would also not be affected by such development due to the dense woodland between the site and river, which is separated by the the Pak Poultry Products Ltd / Cemex plant and a distance of 100m between the river and the proposed site.

## USE and AMOUNT

The proposal is for the provision of 2 small starter units, (Use Class E(g) further to direction and discussion with the planning authority) providing the local area with small early start up business units with associated parking and servicing.

The site would house the 2 units and associated parking, the site would therefore be solely for this purpose.

This would be a reduction from 6 units as previously approved in 2019, down to two units, therefore having a lesser impact on the local area and highway movements.

## LAYOUT

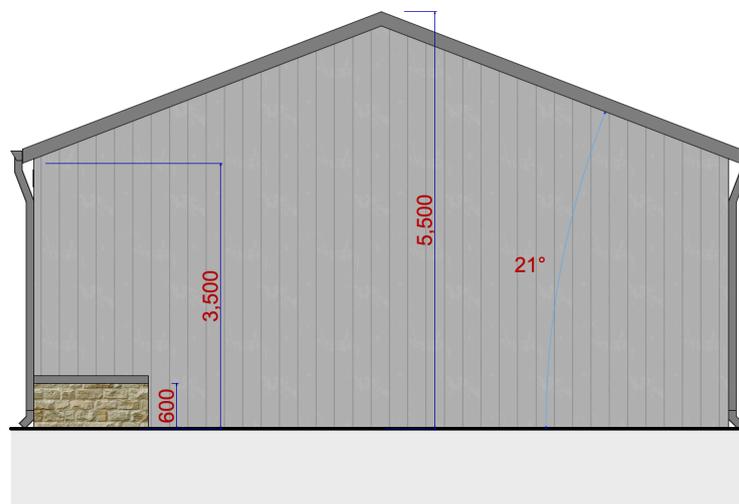
The layout is designed to provide a single linear unit containing the subdivision into 2 No units with access and associated parking to the front service forecourt and set back to the rear of the site.

The current layout reflects the discussion and advice provided by the local planning authority further to the previous pre application enquiry and the planning approval from 2019. This made note of the first scheme being of an L shape and too close to residential properties, we therefore moved the proposed building substantially further away from the properties and set them back into the site to obtain approval in 2019. The proposed building is now also within the same area.

Access to the sides and rear provide service and fire access to the proposal. The forecourt area provides for turning, 7 No parking spaces and bin storage adjacent to the access as recommended and approved previously.

## SCALE

The proposal Is for a starter unit scheme incorporating a full height roll shutter door to each which sets the height, this is to allow full and flexible use of the units by commercial vehicles (large vans) to meet the market requirements for such units. The proposed is of a lesser scale in overall floor area and height, so would have less impact than that of the previously approved.



SIDE ELEVATION

The setting of the proposed development to the rear of the site against the mature tree line minimises the scale and impact of the scheme to the adjacent residential and commercial properties, which reflects the advice given by discussion previously.

## APPEARANCE

The proposal is for the use of stone to the principle front and part side elevations following the previous application to reflect the local materials and aid its setting within the site. The stone would be to door head height and the walls would then be clad in a dark grey metal cladding system, as would the sides and rear of the building, as previously approved.

The revised layout proposes a single linear unit incorporating 2 units, with a modern commercial aesthetic, tied to the local buildings by way materials such as the stone base.



## LANDSCAPING/ACCESS

The proposal uses the existing access and much of the vacant hardstanding, with the formation of a service forecourt to provide turning facilities and 7 No car spaces.

The existing access consists of a well maintained fence and gates which is of a scale to easily accommodate such vehicles as the site would necessitate.

It is proposed to provide landscaping as per the enclosed landscape scheme.

## HABITAT

To the rear of the site is a belt of council owned woodland, on a steep slope which is split by a commercial/industrial yard and then levels out at the canal at the bottom. The trees to the rear of the site should not be affected by construction as we have set the building away from the tree belt. This boundary also would be landscaped and the land to the rear of the buildings would not be utilised for vehicles etc, therefore there would be no affect on the root system of these trees by way of construction or compaction through traffic.

The River Colne/canal are located to the south of the site, however it is envisaged that these would not be affected by the proposals as they lie some 100m-120m from the site, which is already separated by an existing industrial/commercial Yard. See method statement for protection should this be required.

## **CONCLUSION**

The proposal has taken into account the previous applications and approvals on the site, thus the assessment by the local authority was positive and the proposed is of a similar nature and design. The scheme provides a positive use for an area of vacant hardstanding and the provision of small starter units meets a need for economic units to support start up business. The design of the units allows flexibility and growth.