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PAD Architectural
Studio 2, Martin house
2 Martin Street
Brighouse
HD6 1DA

DESIGN AND ACCESS STATEMENT

Project Reference: PD-2026-050 / DAS

Site Location: 57 Norman Road, Birkby, Huddersfield, HD2 2UD

Proposal: Retrospective application for Full Planning Permission and Advertisement Consent for the change of use from Barber Shop (Use Class E) to Convenience Store / Retail Mini-Market (Use Class E), including associated shopfront cladding alterations, promotional fascia signage, definition of operational hours, and the installation of a robust, low-wattage external down-lighting system following the removal of existing high-intensity fixtures.

1. Introduction

This Design and Access Statement has been prepared on behalf of PAD Architectural / Project 1 Architectural Designs to support a joint retrospective full planning and advertisement consent application at 57 Norman Road, Birkby, Huddersfield. This application is submitted as a proactive measure to regularize recent superficial alterations to the commercial frontage, specify sustainable operational hours, and establish a fully compliant framework in direct alignment with the Kirklees Local Plan and the National Planning Policy Framework (NPPF).

The application site comprises a prominent end-of-terrace commercial building situated on a distinct corner plot at the junction of Norman Road. The ground floor element historically operated within Use Class E as a traditional barber shop trading under the name "Angel". The property has recently undergone a clean external refurbishment to facilitate its transition into a neighborhood convenience retail store trading as "M1 Market". This statement outlines the structural, operational, and environmental justifications for these works, demonstrating clear compliance with local planning policies.

2. Use

The application site features an established, long-standing commercial legacy that integrates seamlessly into this high-density residential and mixed-use urban neighborhood. Under the provisions of the Town and Country Planning (Use Classes) Order, both the historical baseline use (barber shop) and the retrospective use (convenience retail mini-market) sit firmly within **Use Class E (Commercial, Business, and Service)**.

Consequently, the core commercial character of the building remains completely intact. The transition to a retail convenience format introduces a highly sustainable, walkable daily amenity for local residents, reducing reliance on cross-town vehicular trips. The internal layout has been arranged logically with standard, low-profile retail shelving configurations and a dedicated single counter/till zone. The internal work utilizes the existing floor area efficiently without expanding the commercial footprint or changing the internal structural load-bearing layout.

3. Layout and Scale

The physical footprint, structural boundaries, building height, and overall massing of the end-of-terrace property remain entirely unchanged. No extensions, outbuildings, or structural volume

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increases have been introduced. The existing window and door structural openings have been preserved precisely in their original positions, ensuring that the historical architectural framework and vertical rhythm of the street scene are fully respected.

4. Access, Servicing & Hours of Operation

Primary pedestrian access to the convenience store is maintained via the principal corner entrance fronting directly onto the public footway at Norman Road. This entrance layout provides level, inclusive, and unhindered access suitable for all members of the community, including individuals with restricted mobility, pushchairs, or wheelchair users.

The site layout introduces no external physical obstructions, secondary barriers, or uncontrolled outdoor storage that could impede pedestrian sightlines or disrupt the visual connection between the active shopfront and the public highway. Servicing, waste management, and retail deliveries are handled via short-stay curbside operations from the adjacent highway, aligning fully with historical commercial servicing patterns long established at this corner location.

The convenience store operates between the hours of **08:00 and 23:00, seven days a week**, serving the day-to-day needs of the local residential community and maximizing local economic viability within a balanced environment.

5. Appearance

The external envelope of the building has been upgraded to establish a clean, professional, and well-maintained commercial presence that reflects a modern convenience retail format. The existing white uPVC window framing and door configurations are retained completely as existing, maintaining the established structural openings of the ground floor unit.

To clearly identify the new "M1 Market" business, high-quality, professional promotional composite cladding panels featuring branding and promotional graphics have been installed superficially around the existing ground floor frontage masonry. This treatment revitalizes a prominent corner plot with clean lines and durable materials while fully preserving the underlying masonry openings. All materials utilized are hard-wearing, non-combustible, weather-resistant, and specified to ensure a clean, orderly commercial finish.

6. Robust Environmental Lighting Strategy

To explicitly address potential concerns regarding visual impact and the residential amenity of neighboring properties, a robust environmental lighting upgrade is proposed as a core part of this application:

- **Removal of High-Intensity Fixtures:** The existing temporary, high-intensity external security/floodlighting fixtures on the building fabric will be completely and permanently removed.
- **Low-Wattage Specification:** In their place, a robust, professionally specified commercial lighting scheme will be deployed, utilizing restricted low-wattage, energy-efficient LED luminaires.

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- **Controlled Down-Lighting:** All newly installed fixtures will function strictly as shielded down-lighters, directed inward toward the fascia signage and entrance paths. This engineering choice completely eliminates light spill, prevents glare into upper-floor residential windows, and ensures a highly restrained, professional nighttime appearance.

7. Compliance with Planning Policy

The development directly advances the core principles and strategic objectives detailed within the **Kirklees Local Plan**:

- **Policy LP1 (Presumption in Favour of Sustainable Development):** The scheme optimizes an active commercial unit within a dense urban center, securing local employment and delivering an essential neighborhood service.
- **Policy LP2 (Place Shaping):** The upgraded frontage revitalizes a prominent corner plot, reinforcing a safe, visually clear, and interactive local street front.
- **Policy LP24 (Design):** The integration of durable cladding panels, clean branding lines, and fully accessible entry routes ensures a high-quality, inclusive design finish.

8. Conclusion

This retrospective application represents a sustainable, low-impact commercial development that effectively regularizes the transition of a vacant Class E unit into a valuable asset for the Birkby community. The proposal completely preserves the structural scale, height, and layout of the property, retains the existing white uPVC window units, utilizes high-quality branding cladding panels superficially fitted around the storefront surround, and establishes an upgraded, robust low-wattage lighting scheme that actively protects residential amenity.

In light of these clear policy alignments and the evident benefits to local economic sustainability, the Council is respectfully requested to support this application and regularize the development.