



Design and Access Statement

Project

Single Storey Side Extension to Provide WC Facilities (Retrospective)

Client

Hope and Faith Centre

Site Address

250 Deighton Road, Deighton, Huddersfield, HD2 1JJ

Local Planning Authority

Kirklees Metropolitan Council

Project Number

2408

Drawing References

2408/01 (Existing and Proposed Layouts and Elevations)

Date

July 2026

1.0 Introduction

This Design and Access Statement has been prepared by UHD Architectural Services on behalf of the Hope and Faith Centre in support of applications for full planning permission and listed building consent relating to a single storey side extension at 250 Deighton Road, Deighton, Huddersfield, HD2 1JJ. The extension provides WC facilities to serve the approved community use of the building.

The application is submitted in part retrospectively. The structural frame of the extension has been erected; the external works, including the natural stone facing, are yet to be completed. This statement therefore describes both the works undertaken to date and the works proposed to complete the extension, and it should be read alongside drawing 2408/01 and the accompanying Heritage Statement.

The property is a Grade II listed building. Whilst the special architectural interest identified in the list description is concentrated in the principal elevation, the statutory listing extends to the building as a whole, and listed building consent is accordingly sought for the works in addition to planning permission.

2.0 Existing Conditions

2.1 The Site and Surroundings

250 Deighton Road is a detached mid nineteenth century villa set within extensive grounds to the north east of Huddersfield town centre, in the Deighton and Sheepridge area. The surrounding area is predominantly residential in character, with a mix of commercial uses within the nearby Sheepridge Local Centre, which lies approximately 30 metres to the west of the site.

The building is constructed of ashlar stone beneath a pitched slate roof, of two storeys, with a moulded eaves cornice, rusticated quoins, paired arched sash windows at first floor level, a canted bay with moulded cornice at ground floor level and a doorcase with oblong fanlight and Tuscan columns. The main building is flanked by large areas of existing hardstanding used for car parking, with vehicular accesses from Deighton Road to either side, and mature landscaping to the frontage. Two cottages attached to the rear of the main building remain in separate residential use.

2.2 Planning History

2010/90727 – Outline permission for the erection of five new build residential units and the change of use of the main building to two residential units. Not implemented.

2018/93602 and 2018/93603 – Planning permission and listed building consent for alterations and extensions. Not implemented.

Planning permission was granted in 2024 for the change of use of the main building from offices (Class E(g)(i)) to a mixed community use comprising public worship and religious instruction (Class F1(f)) and education (Class F1(a)). That permission established the principle of the community use of the building, including after school education for children, adult education and a prayer room, together with the associated parking and access arrangements.

2.3 Background to the Present Application

At the time of the change of use application it was anticipated that WC facilities could be accommodated wholly within the existing building. On detailed consideration of the building's internal arrangement and its operation under the approved use, this has proved not to be the case. Providing the necessary sanitary accommodation internally would require alterations to the historic plan form and fabric of the listed building which are neither practical nor desirable in conservation terms.

A modest single storey side extension has therefore been pursued as the least intrusive means of providing this essential supporting accommodation. The structural frame of the extension has been erected, and this application seeks to regularise the works undertaken and to secure consent for their completion.

3.0 The Proposal

The proposal comprises a modest single storey extension to the side of the main building, as shown on drawing 2408/01, accommodating WC facilities to serve the approved community use. No other extension or alteration to the building is proposed.

Externally, the extension will be faced in natural stone selected to sit sympathetically alongside the existing ashlar of the main building, with detailing kept deliberately simple and restrained so that the extension reads as a clearly subordinate, ancillary addition. The extension is of limited height and footprint relative to the substantial two storey villa, and the principal architectural features identified in the list description – the canted bay, the Tuscan doorcase and the paired arched sashes – remain unaffected and fully legible.

The internal layout of the listed building is not materially altered by the proposal. By placing the WC accommodation within the extension, the historic plan form and fabric of the building are protected, which is a central objective of the design approach.

4.0 Access

The existing vehicular accesses from Deighton Road to the parking areas either side of the building are unaffected by the proposal, as are the parking and drop off arrangements approved under the change of use permission. The extension generates no additional demand for parking or vehicle movements; it simply provides sanitary accommodation for users already attending the building under the approved use.

Pedestrian access to the building is likewise unchanged. The provision of purpose designed WC facilities at ground floor level materially improves the usability and inclusivity of the building for all users, including children attending after school education, adults attending classes and prayer, and staff.

5.0 Amenity

The extension is single storey and of modest footprint, set within a spacious plot flanked by existing parking areas and mature landscaping. Given its limited scale and siting, the extension gives rise to no material impact on the amenity of neighbouring occupiers in terms of outlook, daylight, privacy or overshadowing. The use of the extension – WC accommodation ancillary to the approved community use – raises no amenity issues beyond those already considered and found acceptable under the change of use permission.

6.0 Planning Policy

The development plan for the area comprises the Kirklees Local Plan, adopted on 27 February 2019. The National Planning Policy Framework (December 2024) is a material consideration. The policies of most relevance to the proposal are set out below.

Policy	Relevance to the Proposal
LP1	Presumption in favour of sustainable development. The proposal supports the continued sustainable use of an existing building for community purposes.
LP2	Place shaping. The extension is designed to respect the established character of the building and its setting.
LP24	Design. The extension is subordinate in scale, simple in form and will be faced in natural stone sympathetic to the host building, achieving good design appropriate to its context.
LP35	Historic environment. The proposal conserves the significance of the listed building by avoiding intervention in its historic fabric and plan form; the heritage impact is assessed fully in the accompanying Heritage Statement.
LP48	Community facilities. The extension supports the effective operation of an approved community facility in an accessible location.

The NPPF recognises the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The provision of WC facilities is essential supporting infrastructure for the approved community use, and the chosen design solution delivers that infrastructure in the manner least harmful to the heritage asset. The heritage balance under Chapter 16 of the NPPF is addressed in the accompanying Heritage Statement.

It is acknowledged that the works have commenced in advance of consent. The retrospective nature of the application is not a material consideration in the assessment of the planning merits, which fall to be considered on the same basis as if the works had not begun. The applicant is committed to completing the works, in particular the stone facing, strictly in accordance with the approved details and any conditions the Council considers necessary.

7.0 Conclusion

The proposal is a modest, single storey, ancillary addition providing WC facilities that are essential to the effective operation of the community use of this listed building, approved in 2024. The design approach places this accommodation outside the historic building envelope precisely in order to protect the historic plan form and fabric, and the extension will be finished in natural stone sympathetic to the host building, remaining clearly subordinate to it. The principal architectural features that define the special interest of the building are unaffected.

The proposal accords with the relevant policies of the Kirklees Local Plan and with the National Planning Policy Framework, and the application, together with the accompanying Heritage Statement and drawing 2408/01, is respectfully commended to the Local Planning Authority for its consideration.