DESIGN AND ACCESS STATEMENT

Subdivision of existing first- and second-floor residential accommodation to form six self-contained flats

Tower Works | 3 York Avenue, Fartown, Huddersfield, HD2 2QR

Planning application: 2026/92649 • Revised statement: 17 November 2026

1. Introduction

This revised Design and Access Statement supports the full planning application for the subdivision and internal reconfiguration of the existing first- and second-floor residential accommodation at Tower Works into six self-contained dwellings: one one-bedroom, two-person flat (1B2P), and five one-person studio flats (Studio 1P).

The application is principally concerned with the existing upper-floor residential accommodation. No building extension, change in overall height or alteration to the existing external elevations is proposed. The updated supporting site plan also identifies proposed off-street parking and associated vehicular crossing/dropped-kerb works, subject to any necessary planning and Highway Authority approvals.

2. Site and surroundings; existing ground-floor uses

Tower Works is an established mixed-use property on York Avenue, within a built-up area containing residential and commercial premises. The ground-floor area directly beneath the proposed flats is used for the landlord's low-intensity storage purposes rather than as a public-facing shop or active workshop. Access to this storage area is understood to be intermittent, primarily for depositing or retrieving items.

Other parts of the wider premises comprise independently occupied or retained commercial accommodation, including a tile-related commercial unit, adjoining garage/workshop premises and existing storage units and a canopy, as identified on the site plan. Those existing uses are outside the proposed residential subdivision and are not proposed to be altered by this application. Existing commercial doorways are intended to remain accessible.

The red-line application boundary and any other land in the applicant's ownership are identified on the revised site plan and should be read together with the accompanying location plan.

3. Planning history and principle of development

Planning permission was granted in November 2018 for alterations to form residential accommodation at first-floor level and additional residential accommodation in the roof space. As explained in the original submitted statement, that permission was implemented, establishing residential accommodation at the upper levels. The present application seeks a different internal arrangement of the existing upper-floor accommodation rather than the first introduction of residential use to the building.

4. Proposed accommodation

The proposed flats are arranged over the first and second floors as follows:

Unit	Accommodation type	Internal area
First floor – Flat 1	1B2P; separate bedroom	52.0 m²
First floor – Flat 2	Studio (1P)	40.6 m²
First floor – Flat 3	Studio (1P)	39.5 m²
Second floor – Flat 4	Studio (1P)	46.4 m²
Second floor – Flat 5	Studio (1P)	39.8 m²
Second floor – Flat 6	Studio (1P); shower room	37.8 m²

Flats 2–6 have combined principal living and sleeping accommodation rather than separate bedrooms. Each flat has its own kitchen facilities and separate shower-room accommodation. A small landlord's maintenance store is also identified on the proposed first-floor plan.

5. Design and appearance

The layout makes efficient use of the existing building envelope. The proposed self-contained units provide compact accommodation for single occupants, with Flat 1 designed for two persons. The building's existing scale, form, roof and external elevations are retained. The residential conversion therefore avoids additional building mass and maintains the established appearance of the property within the street scene.

6. Daylight, ventilation and residential amenity

Natural light is provided through the existing conventional windows and rooflights identified on the proposed floor plans. Flat 4 benefits from three 1,400 × 800 mm rooflights indicated within its principal studio accommodation together with external wall windows. Flat 5 is shown with two 1,400 × 800 mm rooflights serving its principal studio accommodation. Flat 6 is shown with rooflights in the existing roof, including one over the principal studio area and a further rooflight adjacent to the shower-room area on the submitted plan.

Rooflights provide direct access to natural daylight, although their precise contribution to daylight levels within each habitable room depends on roof geometry, net glazed area and internal arrangements. If required during determination, additional daylight information can be provided. Natural ventilation and the detailed design of the accommodation will be addressed in accordance with applicable Building Regulations and any relevant planning requirements.

As the proposal is largely internal and retains the existing external building form, it does not introduce additional building bulk or new overlooking opportunities relative to the established structure. Privacy, daylight, outlook and the quality of internal living conditions remain relevant considerations for assessment.

7. Ground-floor activity, noise and separation

The landlord's storage area directly below the residential accommodation is used on an intermittent basis and is not intended for vehicle repairs, manufacturing or regular operation of noisy machinery. This limited activity is expected to produce substantially less operational noise than an active workshop or distribution facility. The separate adjoining commercial and garage/workshop occupancies retain their existing uses and are not altered by this proposal.

The applicant proposes enhanced acoustic separation between the ground-floor storage accommodation and the first-floor residential units. Detailed sound insulation will be designed with regard to the relevant requirements of Approved Document E and, where necessary, professional acoustic advice. The application drawings also indicate an intended minimum 60-minute fire-resisting separation between ground-floor storage and the accommodation above, subject to Building Control approval and a fully detailed fire strategy.

The applicant requests that the limited intensity of the storage use, the existing upper-floor residential use and the proposed separation measures be considered when determining whether a proportionate additional noise assessment is necessary. No assertion is made that the adjoining commercial occupiers are subject to new operating restrictions under this application.

8. Pedestrian access and circulation

Pedestrian access to the first- and second-floor flats is via the existing entrance at the frontage, through the separate gated access and external stair arrangement shown on the site plan. The principal residential entrance is distinguished from the existing commercial doorways, which are to remain accessible. The internal layout provides access to the individual self-contained units from the existing circulation areas.

9. Parking, proposed dropped kerbs and refuse

The revised site plan illustrates seven numbered off-street parking bays intended to serve the proposed residential accommodation. Their final dimensions, access arrangements and any relevant highway safety requirements remain subject to detailed confirmation and consultation with Kirklees Highways. The design intention is to keep residential parking and pedestrian access separate from access to the retained commercial units, without obstructing existing commercial doorways.

Vehicular access to the parking area is proposed from York Avenue by means of new or amended dropped-kerb vehicular crossing provision, at the locations indicated on the revised site plan. These crossing works are proposals only: construction on the public highway would not commence without any necessary planning consent, Highway Authority approval and appropriate statutory permissions. The precise crossing extent, construction details, road markings and associated treatment of the public footway will be agreed with the relevant authority.

Dedicated bin storage is indicated adjacent to the residential access route on the site plan. Refuse arrangements will be managed to avoid obstruction of the pedestrian entrance, parking access or existing commercial doors, with collection arrangements agreed as required.

10. Conclusion

The development would make continued residential use of the existing upper floors through their subdivision into one separate-bedroom flat and five single-person studios. It retains the existing building envelope, clarifies the established mixed-use ground-floor context, and incorporates proposed acoustic and fire separation. The accompanying revised drawings identify the arrangement of rooflights, the seven proposed parking bays, residential pedestrian access, retained commercial doorways, refuse storage and the proposed York Avenue dropped-kerb access.

The applicant respectfully requests that the revised information be considered in support of registration and determination of the planning application. Matters requiring detailed technical or highway approval will be addressed through the appropriate planning and regulatory processes.