

DESIGN AND ACCESS STATEMENT

1 & 3 WILLOW LANE, HILLHOUSE, HUDDERSFIELD

CONVERSION OF DWELLINGS TO FORM SHOP WITH SELF CONTAINED FLAT OVER

This is a re-submission of the previously approved planning application no. 2011/93268

1 & 3, Willow lane is a pair of terraced houses in a large block of properties situated on Bradford Road / Willow Lane. These are the only remaining dwellings within the terrace.

It is proposed to convert the ground floor into a shop unit and form one self-contained flat from the 1st floor accommodation.

There is already a large shop window to no. 1 Willow Lane, and it is proposed to create a similar opening to the other property. These windows will have security shutters. These will be colour coated and perforated and will be set within the wall thickness and concealed by the fascia sign.

The central doorway will be retained, as access to the shop while the original door to number 3 Willow lane will become the access to the flat.

The floor and wall between the flat and shop will be sound proofed and fire protected. Under building regulations a sound test will be required to ensure that the soundproofing is adequate.

Refuse bins for both the shop and the 1st floor flat will be located in the communal access way/yard to the rear.

DETAILS OF SECURITY SHUTTERS



◀ Punched Lath Shutters

If you wish to maintain the advantage of a visible shop display, coupled with a high level of protection, Punched Lath Shutters provide the answer. Powder Coat, Anodised or Plastisol

◀ finishes are available. The spaces can be filled with clear polycarbonate inserts providing an attractive glazed curtain.