

DESIGN & ACCESS STATEMENT

PROJECT: Change of use / conversion, extension and alteration of PH to flats at
Old Wine and Spirit Vaults 42 Huddersfield Road WF17 9AB



View from Huddersfield Road

Current Use:

The site is currently used as a public house at ground floor level. The first floor is one self-contained flat with access from the rear.

Layout:

Refer to drawing number 17.2645.01(rev) indicating the site arrangement. There is an existing access from Huddersfield Road and Brookroyd Lane. Total site area is 565m²

Proposed Design:

The proposal is for the conversion, extension, and alteration of the PH to flats. There is already 1 No flat first floor. The alterations and conversion will result in the creation of 5 No additional flats. In total with the existing the scheme consists of 6 No flats

9No off-street parking spaces have been provided within the existing car park area. The proposal is on a public good transport route and is within walking distance to Birstall Town Centre. A cycle store has been provided to the rear amenity area.

Access:

We are aware of the requirements under Part M of the Building Regulations and as such, all designs shall aim to conform to the requirements of Part M where they can be reasonably achieved and where the requirement exists. It is our aim to adapt/design buildings for optimum ease of use by their occupants and visitors.

Landscaping:

The landscaping will remain existing - due to the building position directly to the back of the footpath - there is limited scope for additional landscaping to be introduced.

Evaluation

We believe the proposals are in keeping with the design, materials, scale and mass of the existing buildings/area. The flat proposals will ensure that the site/building will remain in occupied use after its planned closer as a non-profitable PH.