# DESIGN AND ACCESS STATEMENT

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| Location | 19 Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DA. |
| application | Change of use of Residential Property (C3) to Residential (C3) and Hairdressers (A1). |
| client/applicant | Mr M Robinson |
| job number | 18/357 |
| date | April 2018 |

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**INTRODUCTION**

This design and access statement forms part of the planning application for the proposed change of use for a dwelling to a dwelling and hairdressers.

19 Commercial Road is a traditional stone built end terrace dwelling situated on the main road running through Skelmanthorpe.

The dwelling is 2 storey to the front with three storeys to the rear. The property provides a 3 bedroomed layout. To the front there is a small yard area with a larger paved and turfed garden area to the rear.

The immediate locality is a mixture of shops and residential properties.

Whilst the property is officially classed as outside the town centre of Skelmanthorpe in planning terms it is a matter of meters with the pavement being the town centre boundary.

Over the years a number of the residential properties have changed wither fully or partially to commercial and commercial/residential use. The most recent/nearest being the adjacent property, 17 Commercial Road. 17 Commercial Road Skelmanthorpe – planning change of use application.

The subject property has had no known planning history.

The property falls outside the two Skelmanthorpe conservation areas.

**USE**

This application is for the partial change of use to incorporate a hairdressers on the ground floor and lower ground floor of the property (storage, toilet and kitchenette area to lower ground floor). The first floor will remain residential (one bed flat).

**PROPOSED APPEARANCE**

No changes

**MEANS OF ACCESS**

There is no proposed change to the means of access to the site or building, the front door will access An internal lobby area with a door to the right leading into the hairdressers with a further door infront of the front door accessing the staircase to the first floor flat. The rear lower ground floor door will be retained for emergency egress and hairdressers staff entry purposes.

**LANDSCAPING**

There is no proposed change to the landscaping to the site.

**LAYOUT**

The layout changes are internal and not subject to planning control. A separate application will be made to LABC following a planning approval.

**SCALE**

No changes.