

DESIGN AND ACCESS STATEMENT
2, ORCHARD TERRACE, NEWSOME, HUDDERSFIELD
CONVERSION OF DWELLING TO TWO ONE BED SELF CONTAINED FLATS.

The property is a mid terrace house close to the University and Town centre.

It has been a rented property for a number of years, but it is in need of some refurbishment after the last tenants left.

The owner wishes to convert the house into two self-contained bed-sit flats, aimed at the nearby student population.

The ground floor and existing basement kitchen will form one flat, and the first floor will be converted to another flat.

The existing front door to the property will serve both flats. While the existing rear door will also act as an access / emergency exit for the basement.

There will be no alterations to the outside of the building.

There is no on site parking, but the property does have parking permits, and as the flats are aimed at students parking is not an issue.

Under building regulations the floor between the flats has to be fire protected and sound insulated. Sound tests will be carried out between the flats before they are occupied. A linked fire alarm system will also be installed.