

DESIGN AND ACCESS STATEMENT

PROPOSAL: Change of use application to change vacant bookmakers to a hot food takeaway at:

Jack pearson
99 Town End
Almondbury
Huddersfield
West Yorkshire
HD5 8RT

CLIENT: Mr S Ananth

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Introduction

This statement has been prepared by Project 1 Architectural Designs on behalf of our client Mr Ananth. In support of a change of use planning application for vacant bookmakers to be converted in to rooster fry hot food takeaway at the above premises.

The property is a two-storey end terrace property, constructed from stone and a gable roof. The first floor of the property houses a self contained flat.

Use

The proposed part of the building fronts Town End and will be used only as a hot food takaway providing facilities for the local area residents.

Layout

The layout responds carefully and meticulously to the neighbouring environment, respecting the existing exterior form and finishes.

The change of use has minimal impact on the remaining site and the neighbouring properties as the structure will not be altered in any way.

Appearance

The external building's appearance such as, materials, and form will match the existing, maintaining the same character, without impacting surrounding properties.

Privacy

Acceptable standards of privacy will be maintained for surrounding residential building within the area. No neighbouring property windows will be overlooked.

Landscaping

No trees will be removed or damaged as part of the design process. The landscape will remain unaltered.

Conclusion

The proposal has been designed in accordance with the national planning policy framework and meets all guidelines set.

We consider the proposals to be relatively small scale, and its impact on the surrounding properties to be very minimal.

It is not believed that there are any specific planning limitations that would affect the decision to approve the development application.