

Continuing in our established partnership with the charity Fusion Housing* , the building will be developed to provide high specification en suite bedsit accommodation

We have an established record of completing quality bedsit accommodation projects, with our first development of 10 bedsits being successfully completed last year **Application : 2016/92418**

The building is currently the required size for 20 en suite bedsit apartments and requires no external structural development. Externally new double-glazed windows would be the only improvement which would allow for the existing exterior to be retained intact.

Internally we would only need to remove less than 20 metres of non-supporting walls – marked pink on the plans – and add in new dividing walls marked green. The building will be outfitted with CCTV keyless entry and a top specification fire monitoring system. All the rooms come with double glazing and energy efficient central heating.

As the supplied plans indicate, the bedsits larger than at our previous development with the majority over consisting of over 15 m² of floorspace; well above the current guidelines. (The plans have been created to incorporate existing features of the building such as windows and support pillars to give each room the largest possible area)

Externally, we would change the existing grounds to the front of the building ensuring low maintenance.

The building benefits from a first-floor fire escape. This will be retained and used for its intended purpose in conjunction with the aforementioned fire monitoring system. All internal structures and existing walls will either be constructed or upgraded to comply fully with existing fire regulations. As part of the development utility rooms will be designated to allow tenants to wash and dry clothing and a secure, indoor cycle storage area added. Additionally, the building has planning permission for a wheelchair access ramp.

Car parking areas are only required for support worker visits and occasional deliveries

This is a key component of the application as the building has both a train station and bus stop nearby.

All our occupiers have no vehicles and no parking is a condition stated on the tenancy agreement.

Our working model at our existing development in Ravensthorpe has parking available only for Fusion staff who visit for a couple of hours a day at the most. Additionally, tenants are allowed park at the apartments temporarily to assist the process of moving in or out of the premises.

Our Dewsbury project benefits from been only a few hundred yards from a health centre, similarly this application is also located near health centre which would provide the same benefit.

Dale Rhodes

****Fusion housing are a charity who currently work closely with Kirklees Council to provide accommodation to those in need***