

DESIGN AND ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT AT 6 CHURCH
STREET, HECKMONDWIKE.**

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

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USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for residential development at 6 Church street, Heckmondwike.

The existing building is currently used as offices with associated storage, the site is surrounded by various forms of housing.

Existing access for emergency and service vehicles is via Church street this situation will not alter as part of this application.

Sited next to existing residential housing and in an area which is a housing area would suggest that this site is suitable for a residential usage. With the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

The site lies within a long established area of housing.

Amount

The proposal is to convert the existing building into 2no. 2 bed flat units with associated parking areas. As can be seen from the enclosed plans the units fit in well and do not over dominate there surroundings. The plots have outside parking and yard space. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposal will not increase the overall size and scale of the building. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

Landscaping

None proposed.

Appearance

Any works to the building will be undertaken using materials to match the host dwelling. All window and door frames will be upvc.

Access

This site will be accessed from the existing entrance onto Church street. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.