

DESIGN AND ACCESS STATEMENT

CONVERSION OF FIRST FLOOR REDUNDANT
OFFICES TO 6NO FLATS.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS



USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for the conversion of redundant first floor offices to flats.

The existing building currently houses existing retail units at ground floor with redundant offices on the first floor. The site has a town centre location and is situated adjacent recently built domestic housing.

Existing access for emergency and service vehicles is via Northgate with access to a rear car parking area from Serpentine Road.

Sited next to existing residential housing and in an area which has a mixed use 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 town centre location.

Amount

The proposal is to convert the existing first floor into 6no one bed flat units. As can be seen from the enclosed plans the units fit in well and have adequate living accommodation. The building benefits from an existing parking area to the rear. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale building 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 size or 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 external works will use materials to match the host building. All window and door frames will be upvc.

Access

This site benefits from a large parking area to the rear served from Serpentine Rd, it also benefits from its town centre location which is within walking distance of many nearby parking spaces. It also benefits from good bus links.

Bin storage will be to the rear yard area where existing bins currently are stored and used by no. 2 Serpentine Rd.