

# DESIGN & ACCESS STATEMENT

17, MARKET STREET  
HECKMONDWIKE  
WF16 0JY

THE DESIGN STATEMENT IS SUBMITTED IN SUPPORT OF THE FULL PLANNING APPLICATION FOR THE ALTERATIONS TO THE VACANT PROPERTY

THE PROPOSED DESIGN IS TO CONVERT THE SHOP & TWO FLATS INTO A SHOP (EXISTING RETAINED) WITH 6 NO BEDSITS FOR AFFORDABLE RENTS.

## BACKGROUND TO THE APPLICATION

THE EXISTING THREE STOREY DETACHED BUILDING WITH A BASEMENT BELOW PAVEMENT LEVEL WILL RETAIN ITS EXISTING USES. THE SHOP WILL BE RETAINED AND THE REMAINING STRUCTURE WILL BE CONVERTED INTO SIX SELF CONTAINED BEDSITS

## THE EXISTING SITUATION & ACCESS

THE NATURE OF THE SURROUNDING AREA IS A MIXTURE OF SHOP UNITS SITUATED WITHIN THE TOWN CENTRE

THE SHOP IS SERVED DIRECTLY OFF THE MARKET STREET PAVEMENT, THE BEDSITS ARE ENTERED FROM THE REAR YARD

## DESIGN PRINCIPLES - APPEARANCE, AMOUNT & SCALE

THE PHYSICAL APPEARANCE OF THE PROPOSAL REMAINS UNTOUCHED APART FROM ADDITIONAL WINDOW OPENINGS TO THE SIDE AND REPLACEMENT WINDOWS TO FRONT.

THE STREET SCENE WILL REMAIN AS EXISTING

## CONCLUSIONS

IT IS CONSIDERED THAT THE DEVELOPMENT NOW PROPOSED WILL IN PARTICULAR MEET THREE OF THE KEY ISSUES IDENTIFIED IN NEIGHBOURHOODS FOR LIVING. IT WILL:-

- MEET THE NEED TO CREATE MORE DWELLINGS AND GENERALLY INCREASE AVERAGE DENSITY ACROSS THE DISTRICT.
- CREATE A DEVELOPMENT THAT RESPECTS AND ENHANCES ITS LOCAL CONTEXT, DISTINGTIVENESS AND CHARACTER, AND ACHIEVING A FORM OF DEVELOPMENT WHICH HARMONISES WITH EXISTING DEVELOPMENT; AND
- SUPPORT EXISTING AND FUTURE URBAN REGENERATION BY USING HIGH QUALITY RESIDENTIAL DESIGN IN TERMS OF THE DESIGN OF THE BEDSITS THEMSELVES, AND THEIR RELATIONSHIP TO THE EXISTING SURROUNDING AREA.