

DESIGN and ACCESS STATEMENT

Proposed Conversion of Basement to form a Self-contained Apartment at 164 Lockwood Road, Lockwood Huddersfield HD1 3QR

Design considerations

The present terrace style house, no 164 is accessed up 3 steps to the front door providing access into the property.

The house has a small front space with a well about 1800mm deep providing light to the basement window. At the rear of the property is a hard surfaced yard which is at a higher level than the front. A window at the rear of the basement has been blocked up and this area raised.

The house itself is being refurbished for occupation by new tenants.

The basement is to become a self-contained apartment and the present access stairs in the house, between the front and rear rooms removed and the floor made good over.

A new and enlarged 'basement well' with new steps and a gated entrance at the front along Lockwood Road provides new access to the proposed apartment.

A new flood resistant entrance door and window are to be installed. The door leads into a self-contained Living/Dining/Kitchen area with a door leading through to the rear Bedroom which has an En-suite at the side and a store/wardrobe at the side.

The existing and previously blocked up window will be unblocked and a new outside protected light well provided in the yard.

The self-contained apartment will provide living accommodation for 1/2 persons.

Materials used will match and will be stone, recovered from the works and the 'basement well' and steps will have a wrought iron railing and handrail.

Access and parking

The entrance to the new apartment is down the steps and there is no other way of providing access to the basement at this point and level access therefore not practical.

Parking is provided on the gable side road and is available for several cars and it therefore additional off road parking not necessary.

This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd., In accordance with the recommendations contained in CABE publication 2006