

DESIGN AND ACCESS STATEMENT

**CONVERSION OF REDUNDANT MICRO BREWERY
AND PUBLIC HOUSE TO OFFICES AND RETAIL.**

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 the change of use of a redundant micro brewery and public house at Halifax Road, Hightown, Liversedge.

The existing site currently consists of a large brick and stone built building which has a current use as a micro brewery and public house. This unit has been redundant and boarded up for over 12 months hence the application for change of use which will hopefully bring a use back to the building.

Please see attached to the end of this report a statement from the current owners giving background details on the building and how we have arrived at this situation.

Existing access for emergency and service vehicles is via Halifax Rd and Heights court this situation will not alter as part of this application.

The property has been long established within the community and sits adjacent existing residential units. With the addition of this development employment opportunities will be offered to the area adding to its sustainability in line with current policy.

Amount

The proposal is to convert the existing building into a mix of offices and retail, the client intends to take up unit A on the enclosed plans and use this as offices the exact use of units B and C are as yet undecided but will fall under the category of offices/retail/hairstylists etc. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The unit will benefit from ample parking and turning, bins will be stored on site for the collection of waste and electric vehicle charge points will be provided. The parking/turning spaces created will be well maintained and a small amount of landscaping provided. This proposal will not only provide permanent employment opportunities it will also 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 proposed unit will generally be laid out over the ground floor area with a smaller first floor section provided at the rear of the building within the roof void area. 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.

The scale of the building will be reduced as a small section will be removed from the rear. The unit will not over dominate its surroundings to the detriment of the character of the area. Door accesses and widths will be level and suitable for disability.

Landscaping

Parking spaces and turning areas have a tarmac finish. Soft landscaping will comprise small planted areas. Careful choice of shrub planting will ensure low maintenance to avoid areas becoming overgrown and tatty.

Appearance

Any external works to the building will use materials to match the existing unit. All window and door frames will be upvc.

Access

This site will be accessed from the existing entrance onto Heights court which in turn leads out onto Halifax road. There is approx. 14 existing spaces on site although there are no line markings for this.

We are also providing 14 spaces 2 of which are suitable for the disabled visitor. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.

Bin storage and electric vehicle charging will be provided on site.