

DESIGN AND ACCESS STATEMENT

**CONVERSION OF FIRST FLOOR STORE TO 2 BED
FLAT.**

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127

USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a first floor flat at 33 Wellington street, Batley.

The existing property has existing shop and storage accommodation at ground floor and more storage area at the first floor level. The building benefits from 2 parking spaces to the rear. The site is surrounded by various forms of flats and shop units.

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

Sited next to existing residential flat 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.

Amount

The proposal is to convert the existing first floor storage area into a 2 bed flat unit. Existing parking will remain at the rear, one space for the existing shop unit one space for the flat. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The flat has ample internal accommodation and benefits from a small amount of outdoor space. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale unit 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 scale and size of the existing building.

Landscaping

A small amount of grass and shrub planting will be provided to the rear, flagged path access and existing concrete yard will form the remainder.

Appearance

Any external works will be formed in materials to match the host building. All window and door frames will be upvc.

Access

No change to existing parking and access arrangements.