

HERITAGE STATEMENT

PROPOSED CONVERSION OF EXISTING OFFICE INTO LIVING ACCOMMODATION 75A NORTH ROAD KIRKBURTON HUDDERSFIELD HD8 0QE

DESIGN

1.0 Introduction

- 1.1 The property consists of two floors. The ground floor being a Hairdressing and Beauty salon which has been in business for over forty years. The first floor until recently was a rented office but is now currently empty. The property is at the end of a terraced row and slightly raised up from North Road on which it fronts its principal elevation. To the side of the property there is a pleasant, grassed area and to the rear is an access road leading to other dwellings. The property is amongst the parade of retail outlets and domestic dwellings along this section of North Road.
- 1.2 The property is currently occupied and owned by the applicant.

2.0 Context

- 2.1 The works consist of converting the existing first floor into quality living accommodation comprising two double bedrooms, toilet and shower with open plan living / dining / kitchen, complete with entrance lobby from the existing external access door

3.0 Amount

- 3.1 The proposed alteration will affect the rear elevation with the addition of two windows and the front and gable elevations with the replacement of the existing windows but will not create any additional floor space.

4.0 Layout

- 4.1 The layout of the ground floor hairdressing and beauty salon will be unaffected. The layout of the first floor will require partitioning to create the new floor layout.

5.0 Scale

- 5.1 The proposed alteration with regard to the new windows required will be in keeping with the existing windows to the hairdressing salon.

6.0 Landscaping

6.1 Landscaping will be unaffected

7.0 Appearance

7.1 The proposed alteration will be in keeping with the existing windows and door into the hairdressing salon by using the same type of materials (timber) with a painted external finish. Ironmongery will match the existing.

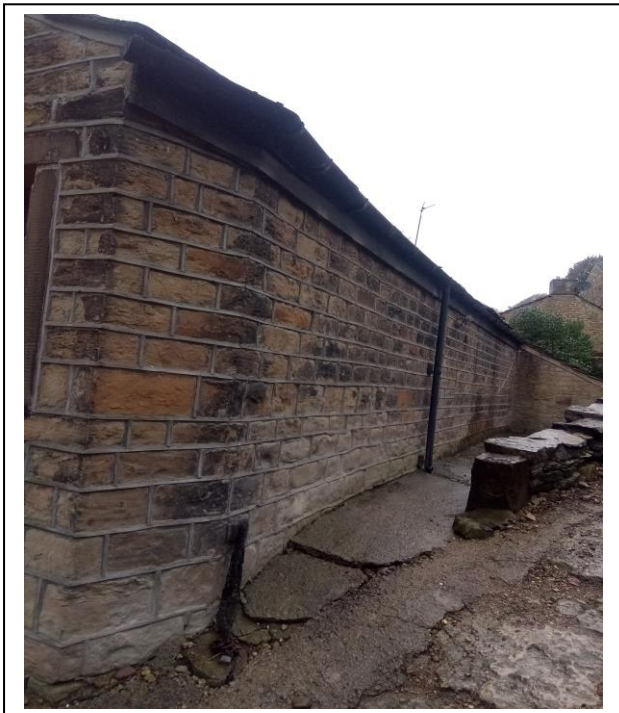
ACCESS

1.0 Vehicular and transport links

1.1 The proposal is an alteration to the first floor of an established retail business and there will be no effect or impact on access to the development to that which already exists. There will be no effect or impact on the existing transport system to access the development. The current existing transport network i.e., bus / private transport will be retained without change.

2.0 Inclusive access

2.1 Access to the proposed alteration will be unaffected as the existing steps and access road will not be altered.



EXISTING REAR ELEVATION

