

DESIGN AND ACCESS STATEMENT

**PROPOSED EXTENSIONS TO 638, 640 & 642
HALIFAX ROAD, HIGHTOWN.**

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

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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 extensions to 3 properties on Halifax Road, Hightown.

Following discussions with planning it was decided to submit one application for all the extensions, the client owns all the properties.

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

The site lies within a long established area of housing.

Amount

The proposal is to extend the 3 properties to the rear. As can be seen from the enclosed plans the extensions fit in well and do not over dominate there surroundings. The plots have ample garden/amenity space with parking to the rear. Although this proposal will not provide permanent employment opportunities it will 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 extensions are 2 storey in nature. 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.

Landscaping

None proposed.

Appearance

Stone walls, slate roofs to match the existing. All window and door frames will be upvc.

Access

Parking for the properties is via an existing track road linking onto Halifax Rd, the access and parking area has been used for many years.