

DESIGN AND ACCESS STATEMENT

PROJECT: New Dwelling at 2a East Bath Street, Batley, WF17 5NP

Current Use:

The site is currently used for a single-dwelling house.

The Building & Layout:

The layout and building are shown on the accompanying drawing numbered
24.2756.01A

There is an existing access from East Bath Street.

The Proposed Design:

The proposal is for the demolition and replacement of the existing bungalow and for an additional 1 No detached dwelling. Outline planning permission for a further 1 No dwelling was also approved under Application Number: 2021/60/93971/E

Access:

We are aware of the requirements under Part M of the Building Regulations and as such, all designs shall aim to conform to the requirements of Part M, where the requirement exists. We aim to design buildings for optimum ease of use by their occupants and visitors.

Evaluation:

We believe the proposal is in keeping with the area and will provide the essential housing needs for the family.