DESIGN AND ACCESS STATEMENT

PROPOSED CONVERSION OF OLD OAK PH TO FLATS.

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 the conversion of the Old Oak Public House to residential flats.

The existing site currently houses my clients public house which has recently closed due to it no longer being viable to stay open. The property is flanked by existing residential housing.

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

Sited next to existing residential housing and in an area which is a housing area 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.

The site lies within a long established area of housing.

Amount

The proposal is to convert the existing pub with living accommodation at first and second floors into one and two bed flat units. As can be seen from the enclosed plans the units fit in well and do not over dominate there surroundings. The plots benefit from amenity space to the rear. The amenity spaces created will be well maintained and made safe with boundary fencing. 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 proposal will only slightly increase the footprint of the building with the introduction of a new external stair to serve one of the flat units. 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 buildings have been designed so as to not over dominate there surroundings to the detrement of the character of the area.

Landscaping

None proposed.

Appearance

The materials on the existing building will remain the same no change. All window and door frames will be upvc.

Access

This site will be accessed from the existing entrance onto Bradford Rd, once on site there will be parking for the flats and bin storage areas. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.