

DESIGN AND ACCESS STATEMENT

**CHANGE OF USE OF EXISTING OFFICES TO A
DWELLING AT 688 BRADFORD ROAD,
BIRKENSHAW.**

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

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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 change of use of existing offices to a dwelling at 688 Bradford Rd, Birkenshaw.

The existing site currently houses my clients existing office building which has been redundant for over 3 years, prior to the use as offices the property was a dwelling.

Existing access for emergency and service vehicles is via Bradford Road 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 change the use of existing offices back to a 3 bed residential property. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The plot have ample garden/amenity space with drive and parking spaces serving the dwelling. The amenity spaces created will be well maintained and landscaped 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 scale of the building will not alter. 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

The existing drive is tarmac this will remain, the existing concrete yard to the rear will be removed and a new lawn and planting areas developed to the rear of the property to create amenity space for the new unit. Careful choice of shrub planting will ensure low maintenance gardens to avoid areas becoming overgrown and tatty.

Appearance

No change to the exterior of the property.

Access

This site will be accessed from the existing entrance onto Bradford Rd. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.