

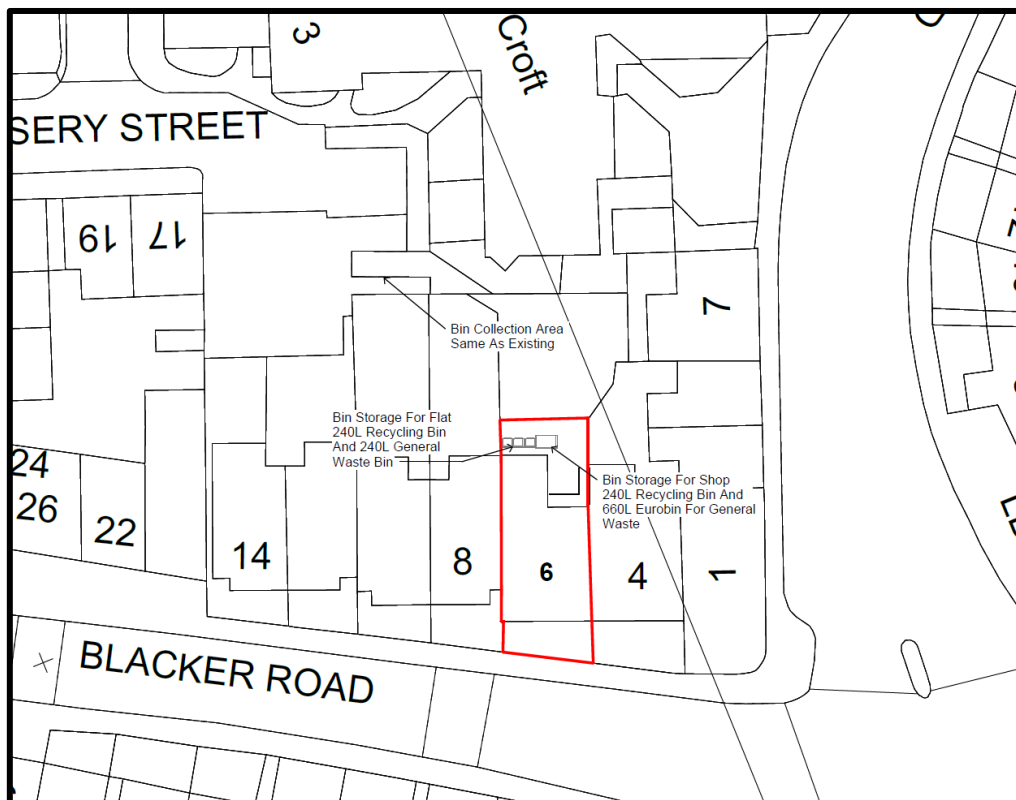
DESIGN, ACCESS & HERITAGE STATEMENT

FOR

Mr Mohammad Ramzan

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6 Blacker Road, Birkby, Huddersfield, HD1 5HT



ISSUED FOR PLANNING APPROVAL:

19th November 2024

TREND ARCHITECTURE

Ref: TR-A24-1001

The History

This Design, Access and heritage statement has been prepared by TREND ARCHITECTURE on behalf of Mr Mohammad Ramzan to accompany the planning application for the property located at 6 Blacker Road, HD1 5HT. This property, is surrounded by a mixture of residential and commercial properties and is within the Birkby Conservation Area.

The Proposal

The property, which has previously been used as a shop at ground floor and residential at first floor , is divided into 3 levels. The ground floor which comprised of a shop, hallway and a kitchen. The first and loft floor which contains residential accommodation.

It is the clients vision to formally separate the shop and flat to create a more practical layout for the shop and flat accommodation without interference to each. To do this it is proposed to add an external fire escape staircase to allow access for the flat to the bin storage area at the rear. Also, it is proposed that there be a wall erected as seen on drawing No. TR-A24-1001-A5 next to the internal staircase to separate the flat from the shop. All other alterations are also just modifications to the internal layout such as blocking up entrances from the flat to the shop. It may be noted the properties already have two separate council tax allocations for the residential and shop usage.

By modifying the internal layout of the property, the proposed design will have no major impact on the external appearance of the building. The existing and proposed use will not be changed other than access and internal arrangements to formally separate the two entities.

Access

All access to the property will remain as existing a besides the addition of an external access staircase to provide access to the rear bin storage and bin collection area. Existing Entrances remain unchanged,

Amount of Development & Layout

External stair case on the rear elevation with all other changes being Internal changes and refurbishment only. Flat to be provided with 240L green recycling bin and 240L grey general waste bin shop to be provided with grey 660L Eurobin and 240L green recycling bin with access to the bins on nursery street access via the rear of the property.

Appearance

The proposal respects the general character and appearance of the surrounding area. The proposed development will have very little impact upon the amenity of occupiers of neighbouring properties with only the addition of an external access staircase. The staircase will be black metal and blend in within the rear street scene away from any major impact on the front street elevation.

Conclusion

It is apparent that as a consequence of the proposed alterations in the form of the addition of an external access staircase and internal layout alterations, it will have no adverse effect on the surrounding and neighbouring properties.

Our submissions are that the internal changes have no particular architectural merit to the Conservation Area, however the materials used will be within practicality provide visually fitting in with style of architecture currently.

The proposal respects the scale, character, design, and materials of the construction of the surrounding area.