

DESIGN AND ACCESS STATEMENT

Proposal: CONVERSION OF HOT-FOOD TAKEAWAY TO TWO APARTMENTS AND FIRST FLOOR IN-FILL FRONT EXTENSION

Address: 199 Church St. Paddock, Huddersfield HD1 4UL

Date: 22/07/2024

PROPOSAL

The property is a end-terrace property. The applicant is applying to convert the property to residential by in-filling the first floor and create an additional apartment. There will be two apartments in total with two parking spaces at the rear.

Materials

The materials to be used in the development shall be brown bricks to match existing, upvc doors and windows and grey roof tiles to match the existing building materials

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Policy LP13

This policy provides a positive strategy for all town, district and local centres across Kirklees, and seeks to protect them and facilitate new growth. The policies seek to focus new main town centre uses and appropriate other uses within existing centres in sustainable locations, allowing for the diversification and expansion of centres. The objective is to provide an important cultural destination for communities and provide goods and services which are essential for people to **live and work** and for businesses to prosper and be successful. One of the strategic policy uses is to support residential use in the town centres, albeit, ensuring sufficient protection is in place to provide space for main town centre uses.

Residential use in town centres – the policy also applies a framework to support residential uses within centres as part of the diversification of the centres. The residential uses enhance the experience of those who plan to live and work within the town centre and/or operate their businesses in the centre. The residential use complements the retail business uses. Afterall, the main aim of Policy LP13, in succinct terms, is to provide places to do business, shop, work, enjoy leisure time, and live. Therefore, we believe the proposed development is appropriate for the location and benefits the people.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd