

DESIGN STATEMENT.

SIR ROBERT PEEL PUBLIC HOUSE, HIGH STREET, HECKMONDWIKE.

The Sir Robert Peel public House latterly known as the Heckmondwike Tavern is located on High Street, Heckmondwike.

The building is no longer commercially viable as a pub and has been empty for over twelve months. Previously a number of tenants failed to make the business profitable, however since the pub was tenanted there are no accounts available.

Despite being in the town centre there are several other pubs in better locations.

The proposal is to convert the building into six one bed self contained flats. All of which would comply with the Nationally Described Space Standards. Minimum size of the flats is 42 m².

No alterations to the existing elevations are proposed.

Alterations to the paved rear yard area would give five car spaces with an additional space to the front.

Public transport and other services are easily accessed from the site.