

DESIGN STATEMENT.

PROPOSED SELF CONTAINED FLAT. 41 SOOTHILL LANE, BATLEY.

The property is situated in the middle of a row of stone built terrace houses within a Conservation Area. Primary access to the existing house is from Soothill Lane.

The property is four storey including a roof conversion and a basement. Due to the change in ground levels the ground floor is accessed from Soothill Lane and the basement is accessed from the rear via Clutton Street.

The proposal is to convert the basement into a self contained studio flat.

Minimal external alterations would be required. The only alteration would be glazing to the opening under the existing extension.

Demolition of the existing garage would provide an additional car park space accessed from Clutton Street.

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