

# **DESIGN AND ACCESS STATEMENT**

**FIRST FLOOR EXTENSION AT 55 BRADFORD ROAD,  
CLECKHEATON.**

**J.A.OLDROYD & SONS LTD**

**3 PRIMROSE LANE**

**HIGHTOWN**

**LIVERSEDGE**

**WF15 6NS**

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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 a first floor extension at 55 Bradford Rd, Cleckheaton.

The existing building is currently used as a house in multiple occupation, there are currently 6no. bedrooms with shared kitchen/dining facilities. The building fronts Bradford Rd in Cleckheaton and has a town centre location. The building benefits from a yard area to the rear with space for 2 vehicles and outside bin storage space.

Existing access for emergency and service vehicles is via Bradford Rd this situation will not alter as part of this application.

Sited in a mixed use 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 town centre location.

## Amount

The proposal is for a first floor extension which will form 2 additional bed units both with there own en suite facilities. As can be seen from the enclosed plans the extension fits in well and does not over dominate its surroundings. 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 proposed flat roof first floor extension will be no higher than the existing roof finish. 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

None proposed.

### Appearance

The extension will be constructed from material to match the existing unit. All window and door frames will be upvc.

### Access

This site will be accessed from the existing entrance onto Bradford Rd, there is an existing yard to the rear housing 2 car parking spaces. As the unit has a town centre location there are additional on street parking areas within the vicinity and also good public transport links nearby.