

DESIGN AND ACCESS STATEMENT

Proposed Development: Conversion of First Floor Above Shops into Two One-Bedroom Flats and First Floor extension to Rear Elevation.

Address: 9 -11 Cemetery Road, Heckmondwike

1. Introduction

This Design and Access Statement is submitted in support of a full planning application for the conversion of the first-floor premises above existing retail units on Cemetery Road, Heckmondwike, into two one-bedroom self-contained residential flats.

This statement outlines the design principles, site context, and access arrangements in accordance with the requirements of the National Planning Policy Framework (NPPF) and local policies set by Kirklees Council.

2. Site Context and Description

The application site is located on Cemetery Road, a mixed-use area comprising commercial ground-floor uses with a variety of residential and retail properties. The building currently houses retail shops at ground level with underutilised space above, which has historically been used as storage or ancillary space.

The area benefits from good public transport links and is within walking distance of Heckmondwike town centre, offering excellent access to services and amenities.

3. Proposed Development

The proposal seeks to convert the first-floor space above the shops into two self-contained one-bedroom flats. The works will involve:

- Internal reconfiguration to create two residential units;

- Installation of kitchen and bathroom facilities;

- Upgrade of insulation, fire safety, and soundproofing to meet Building Regulations;

- Use of existing or modestly modified access points to the rear of the building;

- No changes to the ground floor commercial use.

Each flat will include:

- One bedroom

- Open-plan living/kitchen area

- Bathroom

Storage facilities

Where possible, natural light and ventilation will be maximised through existing or new window openings in accordance with building standards.

4. Design Considerations

Use.

The proposed change of use from ancillary/commercial storage to residential (C3) is appropriate and aligns with the objectives of making efficient use of underutilised space in town centres.

Layout

The layout will be designed to ensure adequate living space, privacy, and amenity. Both units meet or exceed the national space standards for one-bedroom flats.

Scale and Appearance

The proposal does not involve any increase in the scale of the building to the street elevation. The existing first floor will be extended to the rear. Changes to the front will be minimal, potentially limited to replacement or reconfiguration of windows. Materials and finishes will be in keeping with the existing building to maintain the street scene.

Amenity.

The conversion has been designed to protect the amenity of future occupants and neighbouring properties. Noise insulation and privacy will be addressed to comply with relevant standards.

5. Access

Vehicular and Pedestrian Access.

Access to the flats will be from the rear elevation, separated from the commercial premises below. The proposal will not result in significant increased demand for parking. The location benefits from excellent public transport and is walkable to town centre services.

Parking and Cycle Storage.

There is no on site parking provision; however, the sustainable location supports car-free living. Secure cycle storage will be provided internally or in a shared communal area if possible.

Inclusive Access.

The conversion will meet relevant accessibility requirements as far as practicable within the constraints of the existing structure. Internal arrangements will comply with Building Regulations (Part M).

6. Sustainability

The proposal makes efficient use of an existing building, reducing the need for new development. Energy-efficient heating, lighting, and insulation will be installed to improve performance and reduce environmental impact.

7. Conclusion

The proposed conversion of the first floor above commercial premises on Cemetery Road into two residential flats offers a sustainable and beneficial reuse of existing space. It supports local housing need, enhances vitality, and respects the existing character and infrastructure of the area.

The development complies with national and local planning policy and offers high-quality, accessible accommodation in a sustainable location.