

# **DESIGN AND ACCESS STATEMENT**

**CONVERSION OF AN UNUSED CHURCH INTO  
OFFICES, MEETING ROOMS AND FLATS.**

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**3 PRIMROSE LANE**

**HIGHTOWN**

**LIVERSEEDGE**

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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 the conversion of the Grove united reform church, oxford road, gomersal.

The existing site is currently un used and has been that way for quite some time. There has been a previous refused application for the total conversion of the building into flats.

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

Sited next to existing residential housing and in an area which is a housing 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 area of housing.

## Amount

The proposal is to convert the existing building as follows

1. Ground floor offices, meeting area and flat
2. 3no first floor flats

Parking will be created in front of the existing building to serve the proposal bins storage will be on site and will be collected from the entrance to the property on collection day. There are no extensions planned to the property. Electric vehicle charge points will be installed as part of the development. The amenity spaces created will be well maintained and made safe with boundary fencing. 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 proposal will not increase the size or scale of the property. existing door and window units will all remain and should therefore be in keeping within the area and not detract from existing properties. The scale of the buildings have been designed so as to not over dominate there surroundings to the detriment of the character of the area. Door accesses and widths will be level and suitable for disability.

### Landscaping

None proposed.

### Appearance

Situated in a popular residential area the proposal will keep all existing building features and remain unaltered. All window and door frames will remain with secondary glazing installed behind if required.

### Access

This site will be accessed from Oxford Road. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.