

DESIGN AND ACCESS

STATEMENT

CHANGE OF USE OF EXISTING RESIDENTIAL UNIT
TO 3 NO SELF CONTAINED FLATS:

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 3no self contained one bed flats at 131, Bradford Road, Cleckheaton.

The existing site/building currently forms an existing residential unit with associated parking. The building also contains an existing ground floor hairdressers unit which will remain unaltered. The site is surrounded by a mix of both residential and work units.

Existing access for emergency and service vehicles is via Booth street 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 residential unit into 3no self contained flats. The properties will benefit from a small amount of private parking to the rear. As can be seen from the enclosed plans the units fit in well and do not over dominate there 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 proposal will not alter the overall scale and size of the building. 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

The existing yard area has a tarmac finish there are no proposals to alter this situation.

Appearance

Any new works will use materials to match the host dwelling.

Access

This site will be accessed from the existing entrance onto Booth street. Bin storage and electric vehicle charge point will be provided. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.