

**DESIGN AND ACCESS STATEMENT
FOR PROPOSED SCHEME AT
5 CEMETERY RD
DEWSBURY
WF13 2RY**

Context

The site is off Cemetery Rd, Dewsbury in an area which has predominantly residential buildings. The site has good transport links with a regular bus service on Huddersfield Rd and a short walk to Dewsbury train station and Town centre. Local shopping facilities and Crow Nest park, all located within a short walking distance of the site.

Relevant History

Change of use and alterations to convert existing residential property into 2 apartments at 5 Cemetery Rd, Westtown, Dewsbury, WF13 2SE
Ref. No: 2025/62/92283/E
GRANTED

Proposal

The proposal includes converting the existing basement into a self-contained apartment. The proposed apartment in the basement and the main house both meet the national minimum housing standards.

The side elevation (East) has some major cracks, due to movement the proposal is to demolish the wall and rebuild with stone to match existing. The tile cladding on the South elevation will be removed, and replaced with render.

Scale

The proposed development will not increase in size, only external amendments to accommodate the new layout.

Refuge Storage

See dwg 02 for location of bins store.
2 x New 140L general waste bins
2 x New 140L recycle bins

Access

Access to apartment one will be within the courtyard of the site, and access to the main house will remain as existing, off Cemetery Rd.

Conclusion

It is considered that the proposed conversion would have very little impact as it does not result in any adverse implications in respect of visual amenity, residential amenity or highway and pedestrian safety.
Both apartments comply with the national housing guidelines.