

I035 - DESIGN & ACCESS STATEMENT

PLANNING APPLICATION

CHANGE OF USE TO RESIDENTIAL FLAT

54A HALIFAX ROAD, CULLINGWORTH, BRADFORD, BD13 5HD

SEPTEMBER 2023

## INTRODUCTION

This statement has been prepared to support the submission of a planning application for a proposed change of use to the residential flat at 54A Halifax Road, Cullingworth, Bradford, BD13 5HD above Ellisons Butchers shop which is in the Conservation Area of Cullingworth.

## THE PROPOSAL

The residential flat has the same owner as the shop, who wishes to use the flat as a new dry goods store serving the shop. The residential flat is currently vacant.

## LAYOUT

The only alternation to the layout of the property will be the addition of a new staircase from Ellisons Butchers on the ground floor to the flat on the first floor.

## SCALE

There will be no changes to the scale of the building under the proposal. No extensions or external alterations are proposed.

## LANDSCAPING

There will be no changes to landscaping under the proposal. No existing hedges or trees will be affected.

## APPEARANCE

There will be no changes to the appearance of the building externally under the proposal.

## ACCESS

There will be no changes to external access under the proposal which will remain as existing.