



Design and Access Statement

Application Type: Full Planning Application

Proposal: Proposed Changing a 2 bedroom Flat to a 3 individual flats, converting

Site Address: 14 Market Street, Ashton Underlyne, OL6 6BX

Local Authority: Tameside Council

Existing Area: 114sqm two floors

Proposed Area: 161.55sqm



Re: Design and Access Statement for 14 Market Street, Ashton Underlyne, OL6 6BX

Introduction

This report has been prepared by ADF STUDIO have been instructed to review the existing 14 Market Street, Ashton Underlyne, OL6 6BX and carry out all work in support of this proposed scheme.

Purpose of the Report

This report has been prepared by ADF STUDIO on behalf of our client in support Proposing a Change from an very poor condition unused more than a decade 2 bedroom flat above a takeaway which will be changed to A1 (SHOP) Flat to 3 individual flats, converting the loft in to a flat with a dormer to acommodate the space to the national space standards.

Proposal

I am writing to submit this Design and Access Statement in support of the proposed development at 14 Market Street, Ashton Underlyne, OL6 6BX. The proposal entails the conversion of the existing takeaway into a shop and the reconfiguration of the 2-bedroom flat into three individual flats, including the creation of a third flat in the loft with a rear dormer. This development aims to bring substantial benefits to the local area, aligning with national housing standards and local codes to enhance the community.

1. Local Context and Design Considerations:

The property, located in the heart of Ashton Underlyne, occupies a prominent position on Market Street. The proposal takes into account the existing architectural character of the area, ensuring that the design harmonises with neighboring buildings while maintaining the aesthetic appeal of the street.

2. Housing Standards and Codes:

The proposed development adheres to national housing standards and local planning codes, ensuring that the resulting flats meet the highest standards of safety, accessibility, and quality of living. Compliance with these standards will contribute positively to the local housing stock. Specifically, the development adheres to the following:

A. Building Regulations:

The proposed conversion will comply with all relevant Building Regulations, including those related to fire safety, structural stability, energy efficiency, and accessibility. The safety and well-being of future occupants are paramount.

B. Space Standards:

Each of the three flats will meet or exceed the recommended space standards, providing comfortable and spacious living environments. This contributes to the creation of high-quality living spaces that cater to various household sizes.

C. Accessibility:

The design includes provisions for accessibility, ensuring that all three flats can be easily accessed by individuals with disabilities. This promotes inclusivity and caters to a diverse range of potential residents.

D. Sustainability:

The development will incorporate sustainable building practices and materials where possible, aligning with local sustainability initiatives and contributing to the reduction of carbon emissions.

3. Benefits to the Local Area:

A. Economic Contribution:

The conversion of the takeaway into a shop will introduce a new business to the area, potentially creating job opportunities and boosting the local economy.

B. Increased Housing Supply:

The creation of three individual flats will add to the local housing supply, helping to address the growing demand for housing in the area.

C. Improved Aesthetic Appeal:

The proposed development will enhance the visual appeal of the street by transforming the existing property into a well-maintained and attractive building.

D. Community Integration:

The introduction of additional housing units will further integrate residents into the local community, fostering a sense of belonging and community cohesion.

In conclusion, the proposed development at 14 Market Street, Ashton Underlyne, OL6 6BX, aligns with national housing standards and local codes while offering multiple benefits to the local area. It will provide high-quality living spaces, promote economic growth, and contribute to the overall improvement of the neighborhood.

We kindly request that you consider this Design and Access Statement in your evaluation of the planning application and hope for a positive outcome that will benefit both the local community and the residents of the proposed development.



Existing Rear View and Access to the Proposed Flats.



Existing condition of the communal central stairway. This condition follows right to the ground floor.



Existing view of the first floor living room which was originally used as.



Existing condition of the Saecnd floor bedroom facing the town centre.