



# DESIGN AND ACCESS STATEMENT

4 Hayleigh Street, Leeds, LS13 2NH

Increased Dormer Size

29th JANUARY 2024

REVISION -

## **DESIGN STATEMENT**

The property is an existing brick back-to-back terrace located on a small cul-de-sac street. It is set over 4 floors - basement, ground, first floor and second floor (which is within the existing loft space). There is an existing dormer and skylight on the roof and a window providing daylight to the basement. The property is used as residential accommodation.

The proposal is to increase the size of the dormer on the roof to increase usable floor space to the bedrooms on the second floor. There is an existing dormer and sky light on the roof which currently serves the bedrooms on the second floor.

The design and scale of the dormer is in keeping with others on the street. The dormer will be clad in white proprietary timber composite cladding and the roof will be felt to match the other dormers located on the street. The full width dormer matches the volume of the existing dormer already installed on 5 Hayleigh Street opposite.

## **ACCESS STATEMENT**

The application site sits on Hayleigh Street which is in the residential area of Bramley on the outskirts of Leeds. The application site is less than 10mins walk from Bramley train station which has direct links to Leeds City Centre. There are also buses direct to Leeds City Centre less than 10mins walk away.

On site car parking is not available due to the limited size of the site and as such, on road car parking will be relied upon. This is common for back-to-back terrace properties of this kind and is as per the existing arrangement.

