

**PROPOSED EXTENSION TO FORM AN APARTMENT
ABOVE A BETTING SHOP
AT HIGH STREET GREAT HOUGHTON**

DESIGN and ACCESS STATEMENT

The application site at present is a delapidated single storey betting shop the use of which is to remain and is situated on the corner of High Street and Woodlands View and adjacent to the car park of the Great Houghton Working Mens Club. *The rear of the site bounds a garden surrounded by a privet hedge belonging to a private dwelling .*

The site is virtually level both North to South and East to West with no special features.

No listed buildings are on or near the site and it is not within a conservation area. Existing buildings in the immediate surrounding area are generally two storey dwelling houses and some bungalows built at varying times. Older properties in the immediate area are generally built with stone some later houses built with brick and artificial stone. The Working men's club situated on the adjoining site is a flat roofed two storey building probably 30 to 40 years old.

It is intended to retain the single storey structure but to reface the common brickwork with new walls of facing brickwork to three of the elevations as the rear elevation faces a private garden and is masked by a privet hedge. A new traditional domestic structure is then to be built off the new walls to form a first floor apartment accessed by an external feature staircase all of which will enhance the existing building.

Access to the ground floor unit will be as existing which is fronted onto High Street.

The proposed apartment is access by the new ambulant design staircase to the side of the building. This staircase provides for a secure cycle store and refuse bin store beneath both at ground level.

All habitable rooms are orientated in order that there is no overlooking of other dwellings or private gardens to surrounding areas.

There are no trees within the site but a small tree close to the existing building is to remain but trimmed back to the boundary. Privet hedges flanking the rear boundary of the site are to remain.

There does not appear to be any protected species of wildlife present on the site.

Car parking is to be on street and the area is well served by public transport with bus stops within a short walking distance and local shops nearby. Provision for secure cycle parking is by way of a store under the access stairway.

Rone Design Ltd