

# *Khawaja* Architectural Services

264 Apperley Road, Apperley Bridge, Bradford, BD10 0PX



## **DESIGN & ACCESS STATEMENT FOR CHANGE OF USE OF FORMER BUTCHER SHOP TO MIXED USE , SHOP WITH 1No. FLAT ABOVE.**

### **Proposal**

Conversion of storage area on first floor to flat with dormers above.

### **Design**

The external and internal fabric of the building is to remain unchanged apart from construction of front and rear dormers.

The ground floor store at rear to be demolished to form parking space for flat.

Bins will be located on the side in the car park at the rear.

### **Access**

The access into the flat is from rear via metal staircase already existing.

### **Parking**

Parking is available at the rear after demolishing the ground floor store room.

### **Drainage**

Foul and surface water will be connected to the existing drainage.

Every effort has been made in this proposal to meet the planning policies of the council.