PHOTO RECORD AND BASEMENT CONVERSION PRECEDENT

HPK/2012/0719
20 DEC 2012





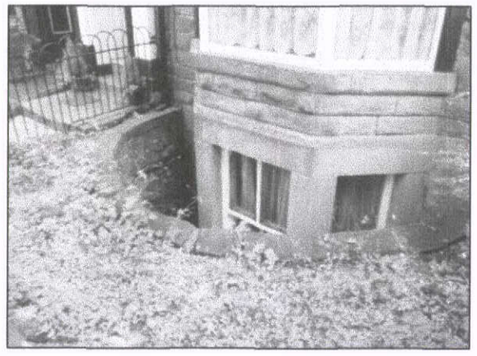
52 WEST ROAD IS A TRADITIONAL GRITSTONE TERRACED PROPERTY OVER 3 FLOORS. SPLIT INTO THREE FLATS, AS MANY OF THE ADJACENT PROPERTIES ARE, WITH A LARGE BASEMENT AREA TO THE GROUND FLOOR FLAT. THE BUILDING IS PRIVATELY OWNED AND ALL THE DWELLINGS ARE BENEFIT FUNDED – EFFECTIVELY SOCIAL HOUSING.
ALTHOUGH ON STREET PARKING IS NOT AVAILABLE ON WEST ROAD. A GOOD ACCESS ROAD RUNS BEHIND THESE PROPERTIES WHICH ALLOWS OFF ROAD PARKING FOR MANY OF THE DWELLINGS AND AS IS THE CASE WITH 52 WEST ROAD – PRIVATE PARKING AREAS TO THE REAR. IT IS ALSO WORTH TAKING INTO ACCOUNT THAT MANY OF THESE PROPERTIES ARE EFFECTIVELY SOCIAL HOUSING IN THE FORM OF EITHER SMALL SELF CONTAINED FLATS OR BEDSITS AND MANY TENANTS DO NOT HAVE VEHICLES. TOWN CENTRE CAR PARKS ARE ALSO WITHIN EASY WALKING DISTANCE OF WEST ROAD AND FREE PARKING AFTER RESTRICTED TIMES





BASEMENT CONVERSION FOR ADDITIONAL ACCOMMODATION, EITHER IN THE FORM OF SELF CONTAINED FLATS OR EXTENDED SPACE, HAS TAKEN PLACE IN NUMEROUS LOCATIONS ON NEARBY STREETS. ALL EXAMPLES UTILISE THE EXISTING FRONT YARD TO PROVIDE EITHER SEPARATE ACCOMMODATION ACCESS OR LIGHTWELL ESCAPE FOR ADDITIONAL DOMESTIC SPACE. THE ATTACHED EXAMPLES RELATE TO SIMILAR SUCH CONVERSIONS FURTHER DOWN THE ROAD JUST OFF DALE ROAD.
BASEMENT CONVERSIONS HAVE ALSO TAKEN PLACE ON WEST ROAD, BATH ROAD AND BELVEDERE TERRACE.





FLAT 1: 52 WEST ROAD

NTS	CHECKED:
DATE: SEPT 12	DRAWN:

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PHOTO RECORD

52 WEST ROAD