

DESIGN & ACCESS STATEMENT

It should be noted that this has been prepared in accordance with the guidelines as laid out by the commission for Architecture and the built environment.

As such it will be expressed under the following headings.

1. Use.
2. Amount.
3. Layout.
4. Scale.
5. Landscaping.
6. Appearance.
7. Access.
8. Construction Design and Management.



Use.

The current first floor area has been vacant for a number of years. It had been previously been used as an office for a taxi firm. The ground floor area exists as food outlet.

The owner now wishes to provide a two bedroom apartment complete with a lounge separate kitchen and bathroom. The apartment is totally separated from the ground floor shop by its own entrance.

The building is situated in an area where similar conversions have already taken place and there is a strong need for residential units of this calibre.

AMOUNT.

The first floor area available will allow two bedrooms of a reasonable size.

The whole conversion will take place within the existing Building structure with no extension required.

LAYOUT.

The proposed layout allows for the retention of the rear fire escape and the front window fire escape.



SCALE

As previously pointed out no additions are proposed at the floor level.

LANDSCAPING

There are no plans to provide landscaping as the front and rear of the property as both areas are public highway. The rear car park area has a brick wall to neighbouring property boundary.

APPEARANCE

The external of the property has been recently painted and external maintenance carried out to enhance the areas look.

Further work is scheduled to the front of the property to address the shop appearance over the coming months.

ACCESS

The original ground floor front entrance to the flat is retained.

A car parking facility is to be specifically dedicated for the apartment within the existing rear car parking area.