



DESIGN, ACCESS AND PLANNING STATEMENT**JOB NO: 5135**

CLIENT : The Southern Co-operative Properties9th June 2015**PROJECT** : Conversion & Extension of Commercial Unit
to Residential Flats**ADDRESS** : 37 London Road, Cowplain

1.0 Introduction

- 1.1 PWP Architects have been engaged by Southern Co-operative Properties to generate a design proposal for a conversion of a site at Cowplain. This design and access statement has been written to explain the scheme, and should be read in conjunction with the submitted drawings attached and referenced.

2.0 Planning History

- 2.1 A planning application was submitted in 2014 for the conversion of the first floor into 2 1-bedroom flats. Planning permission was granted at this stage – reference APP/14/00380.

3.0 Use

- 3.1 The proposed site is located in the centre of Cowplain. It is a semi-detached property with a commercial unit on the ground floor. The first floor was formerly a dental surgery which has remained vacant for over a year.
- 3.2 The site has its own exterior space to the rear including parking for ground and first floor units.

4.0 Amount

- 4.1 The proposal is for the conversion of the vacant first floor area into residential accommodation. We propose that a 2-bedroom flat be created within the existing footprint, please refer to the architects drawings for further details.

5.0 Layout and Appearance

- 5.1 The site is constrained in terms of area and shape, and the proposal has been created to provide the most efficient use of the building and site available within this.

- 5.2 The proposal would retain the original pitched roof and the existing parapet.
- 5.3 There is no change in the front façade of the building, so the commercial unit below and the current character will be unaffected.

6.0 Landscaping

- 6.1 No adaptations to the landscaping of the site are being proposed.
- 6.2 Existing parking is to be retained, with 2 spaces allocated to the proposed unit.

7.0 Access, Parking and External Works

- 7.1 Parking is provided to the standard of 2 spaces for a 2-bed unit, covering the same ground as existing parking space to the rear of the site.
- 7.2 Cycle storage is provided within a lockable store.
- 7.3 The current footpath at the side will be retained.

8.0 Utilities, Drainage and Refuse

- 8.1 Service enquiries have yet to be carried out, but it is anticipated that existing services supplied to the site will be adequate.
- 8.2 We anticipate connecting to the mains sewer, as existing.