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DESIGN AND ACCESS STATEMENT

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Introduction

The proposal is to create a first floor flat and carry out a hip to gable conversion to enable the construction of a rear dormer.

Design

The gable will be built up in brickwork to match the existing property and the dormer will be clad in hanging tile/slate.

A new window will be inserted into the gable alongside the existing signage (see below):



The property at the other end of the same block has a gable (see below) and the dormer would be within the parameters of a rear dormer which could be constructed under permitted development elsewhere on the block. There are no properties facing the gable and there is very little impact if any on neighbours.



The materials and design would be in keeping with the prevailing architecture and the proposal would therefore not appear unduly incongruous on the street scene.

Access

The flat would be accessed from the rear yard and the overall floor space would be around 70sqm.

It is worth noting that the creation of the flat would be permitted development itself, notwithstanding that the external changes would require consent.

The dormer would allow the flat to be sufficiently spacious to prove an attractive letting proposition.

It is accepted that practical on-site and building regs-related works will be required (to the ceiling, flue, soil pipe etc) and these will comply with the necessary regulations.

There is no on-site parking possible but there is plenty of on street parking and the development site sits on a main bus route. The flat is single occupancy in any case and therefore of low intensity.

The unit spans over the chip shop and positive cooperation and liaison is ongoing with the 2 occupants.

The rear access is 'alley-gated' and therefore safe and secure for any prospective tenant.

Refuse and Amenity Space

The existing yard area is not required by the shop and will be given entirely to the flat. The flat will have sufficient bin space in the yard and the shop's current and proposed refuse arrangements will remain. These are courtesy of the cash and carry store, who take refuse and recycle for all their trade customers. No refuse is generated by the shop other than a small office-type basket for lunch packets and suchlike, which the shopkeeper disposes of every few days by car.

No storage is required for shop stock as the shopkeeper obtains stock every other day from the cash and carry.

Conclusion

There is no undue harm and negative outlook created by the proposal and there are many benefits, most notably the provision of much needed affordable accommodation and investment in the area. As such, it is requested that the proposal be approved.