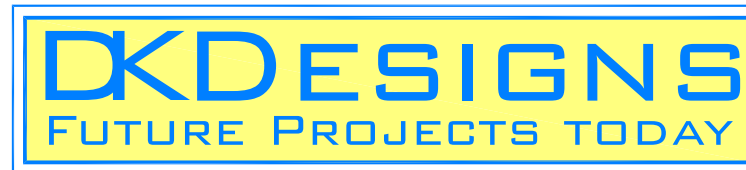




PROPOSED CONVERSION OF 2A BEAUMONT STREET TO RESIDENTIAL DWELLING

DESIGN AND ACCESS STATEMENT



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The Proposal

The proposal involves the conversion of the existing 2 Storey unit to create a Lounge, Kitchen/Diner on the ground floor. Main bedroom, bathroom and 2nd bedroom/home office to the first floor Level.

Amount of Development

The existing unit can suitably accommodate the proposal and there would be no harmful impact on the residential amenity of the occupiers of neighbouring dwellings as a result.

DESIGN ISSUES

Scale

The proposed do not affect the size of the existing unit .

Landscaping

The existing boundaries, are to be maintained, there is no possibility of landscaping due to no amenity space being provided..

Appearance

In terms of the external appearance of the proposed will display the same design characteristics of the existing unit. The original shop window will be reduced and new artstone heads and cills implemented.

The materials to be incorporated into the development are proposed to match those utilised within the existing unit. The roof tiles are existing concrete tiles, which are not to be affected. However Velux windows will be installed on the front and rear pitches. Any preferred materials can be imposed by a suitably worded condition, requesting samples of materials to be presented to the authority prior to the commencement of development.

The applicant is also providing a sustainable development and will provide a dwelling that is in full compliance of the new Part L Building Regulations. Therefore, the conversion will have standards of wall, floor and loft insulation together with window specifications that will ensure that the thermal insulation properties of the new extension to meet the stringent new regulations.



Access Issues

There are no parking arrangements affected however the proposal will incorporate Part M of the building regulations :-

Approach and Parking; The width of the level approach should not be steeper than 1:20 on firm and an even surface (ie block paving) and shall include an additional 900mm to facilitate a wheelchair.

Ramps and Access; A min 900mm wide "level" path as the principle entrance with a min 775 wide clear opening and accessibility threshold of min 15mm upstand. Threshold to comply with "Stationary Office" guidelines or similar approved. All floor internal doors shall have 750 mm clear opening and shall comply with Table 4 with respect to corridors width/door width sizes.

Access level toilet; All new dwellings to be fitted with entrance level toilet for wheelchair access. WC min 450mm to adjoining wall and not to be obstructed by washbasin. Min 750mm clear usable space between WC and adjoining wall/door.



Photos Of The Site

