

DESIGN AND ACCESS STATEMENT

Proposed conversion of retail premises to form studio apartment.

The proposal is to convert a section of existing retail area to form a studio apartment. Like all businesses, the existing retail operation is struggling to compete due to changing shopping patterns. Rising running costs are currently making the business operations difficult and the business is trying to adapt by forming an online showroom. The space submitted will form residential accommodation for an existing first floor tenant requiring ground floor accommodation due to mobility issues.

We respectfully submit that parking will be retained as it exists with no impact upon current demand. The use is consistent with current use of the building, and no external changes are necessary. We respectfully submit that the size of the unit is compliant with Government standards relating to area.