

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY THE PLANNING APPLICATION FOR CONVERSION AND CHANGE OF
USE OF THE FIRST AND SECOND FLOORS TO 2NO. RESIDENTIAL APARTMENTS

AT THE PROPERTY KNOWN AS

49 KING STREET, WHITEHAVEN,

FOR AND ON BEHALF OF

FINEPOINT LIMITED



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REVISION:

1.0 INTRODUCTION

49 King Street is a three storey property, located in a pedestrianised area of Whitehaven town centre. The building is currently arranged as retail at ground floor level and ancillary areas/storage at first and second floor levels.

This Design and Access Statement has been prepared to accompany the Application for the conversion and change of use of the first and second floors into 2No. residential apartments (Use class C3).

2.0 USE

The existing warehouse is currently tenanted by a fibreglass product manufacturer, and the front office areas are currently unoccupied.

3.0 AMOUNT

The property has a gross internal area of 203.3m². The gross internal area of the resized retail space will be 61.79 m². The residential accommodation will provide a net internal area of 141.51 m² spread over two apartments.

The footprint of the building will remain unchanged.

4.0 LAYOUT

The existing ground floor will remain unchanged with the exception of blocking up the access to the rear staircase and construction of a new WC. A doorway will be formed in the rear wall to provide access to the rear areas and alleyway.

The existing rear fire escape door will serve as access for the apartments, reached from the alleyway running from Strand Street.

Both apartments will be similar in layout, with bedroom and living spaces towards the front of the property, and bathroom and kitchen spaces to the rear of the property.

5.0 SCALE

No extensions to the building are proposed.

6.0 HARDSTANDING

External hard standings to the rear courtyard and alleyway are concrete and will remain unchanged.

7.0 APPEARANCE

The property shall retain its existing appearance and comprise the following:

- Roof – Pitched and slate covered with uPVC rainwater goods
- Walls – Painted render
- Windows – White uPVC double glazed units (including replacement of the painted timber windows to the rear with uPVC)
- Doors – Painted timber doors with steel plating to the rear elevation
- Shopfront – Painted aluminium and painted stall riser

8.0 PLANNING BENEFITS

The conversion works will provide residential units to a largely underused first and second floor which carries little to no rentable value or use. This aligns with the Housing Strategy set out in the Copeland Local Plan 2017-2035 – Issues and Options Draft 2019 and also contributes towards Strategic Objectives 4 , 7 and 20.

By putting the upper parts into use and taken out of the ground floor demise and repairing responsibility, the unit will become more appealing from a commercial let perspective.

9.0 ACCESS

Access to the ground floor retail will be via the pedestrianised King Street. Access to the apartments will be via the rear alleyway off Strand Street.

Level access is provided into the ground floor.