

DESIGN AND ACCESS STATEMENT

101, Woodhouse Road, Whitehaven

INTRODUCTION

The building fronts Woodhouse Road as indicated on the OS extract and Block Plans submitted as part of the Planning Application.

The building is two storey of traditional masonry construction, with a painted cement render finish, under a pitched roof of slates and having PVCu windows to first floor flat, shop front and entrance doors on the ground floor.

The building operates as a convenience store on the ground floor, with residential accommodation over and has provided a service to the local community for over 50 years.

PROPOSED SCHEME

The proposal would see the erection of a single storey extension in the rear yard area with a floor area of 136sqm and will provide additional retail space, staff welfare area and store.

DESIGN

The single storey building is to be erected in the enclosed rear yard area of the premises using traditional masonry construction with a cement render finish and to have a pitched roof with a profiled steel sheet roof covering.

ACCESS

The site frontage is onto Woodhouse Road, an adopted highway with associated footpaths, giving free pedestrian access and egress to the site along the street in both directions.

The site is located close to the main bus route into town and has the benefit of existing on site parking for customers, however the majority of customers are within easy walking distance of the shop.

CONCLUSION

The proposed single storey extension which will be located in the rear yard area of the premises, will have no detrimental visual impact on the area or adjoining properties.

In overall terms the scheme is to be undertaken in a manner that will retain the character and appearance of the external fabric of this long established detached building and indeed the area in general, and will provide the residents of the residential and occupants of adjacent commercial premises with a more varied range of goods and enabling the positive growth and additional long term sustainability of the existing business and the of the area.

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