
DESIGN AND ACCESS STATEMENT

Conversion of vacant shop and dwelling to an 8 bedroom HMO
at 1 Egremont Street, Millom, LA18 4EA

1.0 Introduction

We are submitting this Design and Access Statement in support of the proposed conversion of a vacant shop and dwelling to an 8-bedroom House in Multiple Occupation (HMO) at 1 Egremont Street, Millom, LA18 4EA. This document outlines the key design principles and access considerations that have been taken into account during the planning process.

2.0 Site Context

The property is currently vacant and has been for many years. It comprises both a commercial shop unit and a residential dwelling. The proposed conversion aims to bring this unused building back to life whilst addressing the need for additional housing in the area while maintaining the existing building's character.

3.0 Design Considerations

3.1 Architectural Design

The architectural design seeks to integrate the conversion seamlessly into the existing building and urban fabric. This will be achieved by preserving the original façade and architectural features of the building. Reintroducing two windows that are currently infilled with blank panels.

3.2 Internal Layout

The internal layout has been carefully considered to optimise the available space for eight individual bedrooms, communal areas, and necessary facilities. Adequate attention has been given to ensure each bedroom meets the required size standards, and communal spaces are designed for comfort and functionality.

3.3 Amenity Space

The proposal includes the provision of sufficient amenity space for residents. This includes shared common areas within the building and a communal outdoor space, promoting a sense of community and well-being among the occupants.

4.0 Access Considerations

4.1 Accessibility

Existing accesses to the property are maintained. The layout has been developed so that all amenity facilities are on the ground floor as well as bedrooms so it is possible to accommodate residents who can't or find it difficult to climb stairs.

4.2 Parking and Transportation

There is on street parking along Egremont Street. However, it is anticipated that the residents will not have vehicular transport and instead will rely on public transport. The property is ideally located for such needs with the train station less than half a mile away and the town centre and supermarket even closer.

5.0 Conclusion

In summary, the proposed conversion of the vacant shop and dwelling to an 8-bedroom HMO aligns with local planning policies, helps housing demands, and enhances the overall quality of the built environment by utilising a building that has been unused for many years.

We kindly request that the Planning Authority approve this application so that this vacant building can be brought back to life and provide a much needed home.

Thank you for your time and consideration.