

# **PROPOSED RESIDENTIAL DEVELOPMENT ON SECOND FLOOR OF 74 MARKET PLACE WHITEHAVEN**

## **DESIGN AND ACCESS STATEMENT**

### **Design Statement**

#### **AMOUNT OF DEVELOPMENT**

Three residential units are proposed. Two 2 bed flats and one 1 bed flat.

#### **LAYOUT**

The scheme proposals accommodated within the empty second floor of 74 Market Place. Retail premises are located below on the two lower floors. The principle behind the project is to make use of empty upper floors in the building and convert in the town centre to residential use.

#### **SCALE**

Refer to the design plans. The scale of the units is dictated by the constraints of the footprint on the second floor. No extensions are proposed and no major external changes are proposed.

#### **LANDSCAPING**

No soft landscaping is planned. It is a town centre site on the second upper floor of 74 Market Place. There might be some opportunity for some soft landscaping on the the main access staircase to the flats, but if proposed it would be the responsibility of the tenants of the units to maintain these plants.

Hard landscaping exists at ground floor level in the courtyard parking area, and this is maintained by the Landlord.

#### **APPEARANCE**

74 Market Place was completed some 28 years ago and forms an important corner in the Market Place, its front elevation was carefully designed and consists of a sandstone decorative façade, with windows designed to fit in with the street scene. No external changes are proposed to the front elevation, which will remain as existing. The external built form of the development, in terms of its colour, materials and texture is an important part of the Market Place, and these will not be altered in any way by the proposals.

## **Access Statement**

### **VEHICULAR AND TRANSPORT LINKS**

The site is close to the town centre, where buses on Lowther Street run to all parts of West Cumbria and beyond. A Rail Station is close by where West Coast line trains operate to Carlisle and Barrow and from there throughout the UK.

The proposal therefore is suitable for town centre residential use.

Emergency vehicles can access the building from the rear car park and through the entrance doors up the main access staircase to the second floor.

The flats have alternative means of escape in case of fire via a fire escape staircase on the side of the building.

The flats will therefore comply with all aspects of fire protection and means of escape from the building.

### **INCLUSIVE ACCESS**

The flats internally will comply with Part M of the Building Regulations ( Disabled Access).All persons regardless of age, disability or social grouping can move to and through the flats on equal terms.

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