

# **PROPOSED CONVERSION OF FIRST AND SECOND FLOORS OF 34 LOWTHER STREET WHITEHAVEN IN TO FOUR FLATS**

## **DESIGN AND ACCESS STATEMENT**

### **Design Statement**

#### **AMOUNT OF DEVELOPMENT**

Four flats are proposed , both 2 bed and 1 bed units, suitable for town centre conversion in this type of building. No increase in floor area is proposed, all flats will be accommodated within the existing building footprint.

#### **LAYOUT**

The layout of the proposal does not extend the building and is in keeping with the town centre ideas of creating usable space above ground floor retail units, whereas before it was just empty redundant spaces.

#### **SCALE**

Not really applicable. The scale of the proposal utilises the existing building, does not extend it, and retains externally exactly the same facade as before without any alteration.

#### **LANDSCAPING**

Not applicable, as the proposal is for conversion of first and second floor empty former offices. Window boxes and planting would be encouraged but this would be entirely up to future users of the spaces.

#### **APPEARANCE**

No external changes are planned as the building has a strong character of its own, on this important corner, ( King Street and Lowther Street), in the town centre.

### **Access Statement**

#### **VEHICULAR AND TRANSPORT LINKS**

The site is close to the Rail station which offers links to the whole of the UK. It is also close to bus stops with frequent buses to all parts of West Cumbria.

Emergency vehicles can access the flats via Lowther Street and the front access door.

#### **INCLUSIVE ACCESS**

The flats are first and second floors, so disabled access is not easy by the very nature of the proposal. Once inside the flats all Part M requirements will be accommodated and complied with.