



Design & Access statement

22 Market Place, Whitehaven, Cumbria, CA2

08 April 2024

Contents

1	Process/Use
2	Amount
3	Layout
4	Scale
5	Landscaping
6.	Appearance/Materials
7.	Access

1. PROCESS / USE

The Design and access statement is written to accompany planning application logged with Cumberland Council for Alterations to shop front and partial change of use of 1st floor to be used with proposed coffee shop on Ground Floor. At 22 Market Place, Whitehaven, Cumbria, CA28 7JB

as per shown on map below;



2. AMOUNT

The proposal would seek alterations to existing shop front creating independent access to the self-contained flat above the existing shop. Currently the only access to the first-floor self-contained flat is at the rear of the property, with the current stair case in the kitchen area. The current means of escape to the upper floors does not show compliance and is dangerous in its current set up. Options for creating a new independent access for the self-contained flat are limited to the front, with the current property being land locked by surrounding buildings and all other three sides.

3. LAYOUT

As per provided plans on planning application

4. SCALE

The overall footprint of the building will remain the same. Works requiring planning approval relates to the partial change to the shop front to provide new independent access to currently unusable self-contained flat above.

5. LANDSCAPING

Not applicable.

6. APPEARANCE / MATERIALS

The appearance of the building on the front would change as per shown below on existing and proposed. New Windows and doors would be timber construction to match all of existing.



7. ACCESS

No alterations proposed, all will remain as per existing.

G.D. Taylor
03 April 2024