

# **INTERNAL ALTERATIONS TO 122 MAIN STREET ST BEES TO CREATE NEW ONE BEDROOM FLAT AND INTERNAL ALTERATIONS TO THE SHOP**

## **DESIGN AND ACCESS STATEMENT**

### **Design Statement**

#### **AMOUNT OF DEVELOPMENT**

The proposal creates a new one bedroom apartment which will be used primarily for holiday lets in this popular tourist village location.

It utilises the old stock room of the shop and a large store and toilet area for the shop.

A new staff WC and stock room will be created within the existing shop footprint.

#### **STRUCTURE**

The existing fabric of the property will be preserved and its integrity respected.

The existing rear stone wall, will have a new opening created in the rear wall to allow for more light to enter the Living space. Care will be taken where new reveals are built each side to ensure that the existing wall ( random stone), is protected. Making good will take place using existing stonework, taking care to avoid any water ingress at the joint between old and new.

Internal wall removal/insertion of RSJ Steel-

If a beam is required where the existing wall is removed internally, I would anticipate it will be a 203mm x 138mm RSJ. It would be inserted within the floor thickness to avoid any height restriction under the beam, ( although height under beams can be negotiated with Building Control using the term " what is considered reasonable".

I consider we may not require a beam as the floor joists run across the floor, and therefore would not require support. If required a Structural Engineer will be involved to provide further advice.

#### **LAYOUT**

The proposals are all confined to the ground floor of the property. Access is from the Main Street via the existing entrance.

NO alterations will take place externally to the front elevation facing the Main Street.

The shop area is at ground floor level. And a new staff WC and stock room will be provided together with a bin store in the rear garden with access from the shop as shown on the plans.

## SCALE

Not applicable as not extensions are proposed and the footprint of the existing building remains the same. Only external alterations are planned to the rear elevation as shown on the proposed plans submitted.

## LANDSCAPING

Landscaping is part of the proposal, by creating new private garden amenity space for both the existing and proposed flats. This will enhance both flats and allow residents to enjoy the garden areas. Hard landscaping areas may be introduced around barbeque locations. Access to both gardens is only available from the existing building via rear doors at ground level.

The landscaping will be maintained by the applicant.

## APPEARANCE

A new 2m high timber fence will separate the two gardens ( Flats 1 and 2).

The external rear elevation will have new window and door openings as shown on the proposed plans. No other external change is proposed.

## Access Statement

### VEHICULAR AND TRANSPORT LINKS

St Bees has excellent transport links, in both rail and bus services. The rail station is only 1/4 mile away and serves the West Coast line and beyond to all parts of the UK.. Buses pass through the village at regular intervals.

Emergency vehicles can access the premises directly from outside on Main Street.

### INCLUSIVE ACCESS

The shop retains its existing entrance. The new flat will comply with Part M of the current Building Regulations, which relates to access to and through dwellings for disabled persons. All people using the flat will be able to move in to it and through it regardless of age, disability, ethnicity or social grouping

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