

DESIGN AND ACCESS STATEMENT.

Former Kings Arms Public House Hensingham

PROPOSAL (DESIGN)

This planning statement is in support of the proposed development of the former public house.

The existing floor plans as detailed, are to be divided into three individual units, as detailed plans, which include the original building that fronts the roundabout, and the attached buildings on Church lane.

The frontage and external appearance will remain as existing. There is current parking for 2 vehicles on site. It is proposed that the ground floor unit (original bar area) will use local parking, inclusive of the free car parking area, as detailed on the block plan.

Units 2 and 3 will use the current parking, on church lane.

PROPOSAL (ACCESS)

The conversion, will be served by the existing entrance on Church Lane, and the original Public house entrance.

The proposed traffic movements will be in line with current use. The vehicle and pedestrian access will remain unchanged.

SUMMARY

The former public house, will be sympathetically converted to provide 3 domestic units in a desired location, to provide quality accommodation. This will enhance the local area, from a redundant public house, that has been proven to be unviable.

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