

# **INTERNAL ALTERATION TO 122 MAIN STREET ST BEES TO CREATE A NEW RESIDENTIAL UNIT ( ONE BEDROOM FLAT ) AND INTERNAL ALTERATIONS TO THE SHOP**

## **DESIGN AND ACCESS STATEMENT**

### **Design Statement**

#### **AMOUNT OF DEVELOPMENT**

The proposal shows the creation of a one bedroom flat which primarily will be used 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. Although narrow it easily accommodates the requirements for the unit. It also provides an open outdoor amenity area at the rear in the new garden space.

The shop space although smaller will make better use of the shop area and provide a new staff toilet by the new stock room.

The existing flat on the first floor will also have access to its own private garden area at the rear.

The two flats are accessed from a common lobby off the existing Main Street door, separate from the shop entrance.

#### **LAYOUT**

The proposals are all on the ground floor making more efficient use of the space available. Access is off the Main Street, in to a common lobby which serves both the new ground floor flat and the existing first floor flat.

The shop area is only at ground floor level located beside the new unit with access via an existing door to a new bin store area in the rear garden space.

#### **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 ANDTRANSPORT LINKS**

St Bees has excellent transport links, in both rail and bus services. The rail station is only 1/4mile 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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