

**Full Planning Application for change of use from private flat to Storage for
Public House at Shakers 21 Duke Street Whitehaven Cumbria CA28 7 ET.**

For Mr Stuart Mac Millan

Design and Access Statement

**This design and access statement has been prepared to describe the full
planning details and design details**

Description.

The proposal is change of use from private flat to storage for the public house.

The premises are at present a flat within the building with no separate access but through the public house. To enter the flats premises you have to enter the building via the public house main entrance of the rear service door. There is no private access to the flat and to access the stair you must travel through the public space en route to the ladies toilet to the foot of the stairs. There is a door to the bottom of the stairs which is generally locked as it also leads to the public house storage area on the first floor, which needs to remain secure from public access. At the head of the first flight of steps is a secure store through which you have to proceed to the second flight of stairs up to the second floor flat. The flat consists of a Lounge/Kitchen Bedroom and ensuite Bathroom.

The flat is historic before the building became a licenced premises, but fell out of use when the building was changed to a public house.

The building was originally a shop and it is likely that the flat was used by the shopkeeper.

As described above the access is totally unacceptable now as a safe entrance to the living accommodation. On the ground floor you have to go through the public bar and on the second floor you have to pass through a secure store. Both are

serious risks in the case of a fire. There is no adequate fire safety equipment and secondary escape from second floor windows is not recommended.

As a consequence, the owner has rightly not used the premises as accommodation for some time as it would be totally impractical for the security of the licensed premises and would, in fact put any occupant of the premises in peril due to the totally unsatisfactory access arrangements.

Consequently with a further view to the safety of the unused flat the applicant has decommissioned the flat services such as gas and electric.

The applicant now wishes to use the space as a store and remove the residential use to reduce the liability of the property and allow possible future development of the first floor of the property, should this application for change of use be acceptable to the planning authority. Any future change of use of any other part of the building will, of course be subject to a separate planning application to be judged totally on its own planning policy merits.

Layout, scale and appearance.

The layout is shown on the block plan. The scale of the building remains the same and there will be no physical change to the building appearance and internal layouts, save the bathroom and kitchen fittings will be removed.

1. Detailed plans.

Detailed plans are submitted, showing the site location, the building's relationship to existing buildings, the block plan, detailed floor plan and elevations.

2. Access.

Access remains as existing but there will be no public use of the first and second floors of the building. There will be no residential usage for the whole of the building.

3. Conservation area

The works do not impact on the Whitehaven conservation area.

Conclusions.

The proposals are recommended to Copeland Borough Council as a minor change of use of the existing building to remove a residential occupation.

Removal of this residential qualification will remove security risks for the applicant as well as reduce the serious risk of any occupant in the case of fire.

It will also increase the potential of the building to perhaps be further developed in the future with the consent of the Planning authority at that time.