

Design & Access Statement

Change of use of ground floor unit from unviable retail outlet to one bedroomed flat

**Springfields Store, Bigrigg
Mr Olude**



**Compiled by Darren Ward BA(Hons), BArch, M Phil on behalf of Red Raven Design Ltd
www.redraven.net**

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This report should only be used in relation to planning consent.

1. Purpose and background

1.1. Purpose

- i This report has been prepared as support and background information by Darren Ward of Red Raven Design Ltd on behalf of Mr Olude for the change of use of the ground floor unit from unviable retail outlet to a one bedroomed flat
- ii This document should be read in conjunction with all submitted drawings, appendices and other relevant information and documents that form part of the planning application

1.2. Background

- i. The store ceased trading several years earlier and became economically unviable once the supermarket store and associated petrol station opposite was expanded
- ii The unit has been fully stripped out of all internal walls and finishes leaving the unit in its present state unusable.
- iii Prior approval for a change of use from Class A1 to Class C3 was approved on 15/9/14 reference 4/14/2292/OF1 This is soon expire, hence this full application

2. Design

2.1. Design process

- i The unit covers only the ground floor and has two external walls No external alteration to the structure is proposed with only the internal layout being divided to provide accommodation facilities sufficient as a one bedroom flat
- ii The principal elevation is to be restored back to its original appearance with full height windows utilising the existing structural openings

2.2. Use

- iii. Change of use from retail outlet to dwelling house is proposed

2.3. Amount

- i The internal floor area is approximately 50m²
- ii. No change to the amount is proposed

2.4. Layout

The existing footprint is to be retained with only alteration to the interior proposed

2.5. Scale

- | No change to the scale of the property is proposed

3. Access

- | No change of access is proposed