

Ref:- Change of Use, of redundant toilet
block into 2 small shops
Lancashire Rd.,
Millom
Cumbria

'Rockland'
Lady Hall
Millom
Cumbria LA18 5HR

Design & Access Statement

25/08/2023

The application relates to the conversion of a redundant toilet block, into 2 small shop units, Class A1, and/or professional services Class A2.

Historically, 2 previous applications have been approved,

- 1) 13/01/2014 into one shop
 - 2) 2016 into two shops (as now)
- } but neither ever started & again been sold on.

The existing building is roofed in weathered cement tiles, which is proposed replaced with modern flat grey cement tiles.

The walls are roughcast painted white, & this will remain, painted white / magnolia.

The 3 existing door openings are to be built up, & 2 including windows. & the existing small windows are to be modified to form access doors / windows, & one modified to include a larger window.

One new window opening is to be formed.

The building is surrounded by pavements, edged with kerbs, with disabled slopes to what was the disabled w.c. in the centre of the S.E. elevation. All within the curtilage of the site.

The outside dimensions are 9.72m x 6.2m.

The conversion will result in each unit having an entrance on the S.E. elevation, giving access via extending the existing level area, each way via max 1 in 12 slope, for disabled access.

All doors & windows will be white uPVC (as previously approved)

Each shop unit will have a flat "shop sign" board located on the gables & illuminated by 2 shop sign lights facing the sign. The principle is as previously approved, but the actual writing/Logo will depend on the shop occupants/business

To cover the hours of opening it is expected each unit will have 1 full time employee & possibly 1 part time.

The proposed use will make good use of a building which otherwise might deteriorate & become an eyesore, in what is a busy section of town