

Design and Access Statement

Proposal

The proposal is for a full interior refurbishment and renovation of the existing building located in 28 Duke Street, CA28 7EU Whitehaven, Cumbria UK. Renovations and refurbishments include alteration to existing floor levels and an addition of a new staircase to maximise to circulation within the building.

Appearance

A three storey commercial property with ground floor retail and ancillary upper parts, located in town centre location with development potential. 28 Duke Street is a terrace house, comprising of three storeys and an attic. It is faced in stucco and has timber sash windows. The roof is a traditional pitched roof.

28 Duke Street is located mid-way along a terrace of similar house. The terrace is quite regular and similar with different heights and stucco colours and patterns.

Scale

The gross internal area of the three flats located above the retail area is 108.90m², the retail shop located on ground floor has a gross internal area of 84.25m².

Access

Access to the dwelling will be made from the front facade of the building. A new opening will be added to the existing facade and will be used as an entry point to the retail shop. The existing opening will be used to access floors above the ground floor. A new staircase will be added to the ground floor of the existing dwelling to ensure circulation is maximised throughout the building. The staircase on first floor and second floor will be relocated to ensure access to upper floors are maximised.

Context Component

The site is located in town centre, with similar terraced dwellings surrounding the area. The exterior of the building has not been altered to ensure the characteristics of the site is not affected by the proposed development. A new opening will be added to the front facade to ensure there is a separation between the residential rooms above ground floor to the retail area located on ground floor.

Use

The use of the building has been thoroughly thought about throughout the dwelling. The ground floor will be used as a retail shop similar to the existing use of the building. A one bedroom flat will be added to first floor as residential development. Similarly the second floor will also be used as a residential unit consisting of a one bedroom flat. The attic space will be transformed into a one bedroom flat for a single

user.

Access Component

All users will have equal and convenient access to the building and spaces through openings located on the front facade. Two separate openings will be used to enter the building. The first opening will lead to a staircase to provide access to the flats located above the retail area. Another opening will be used to provide access to the retail area of the building.