

KS2023-A0500

Design and Access Statement

Conversion and change of use into 2 x 2 bedroom 3 person holiday lets and loft dormer conversion into 1 x 1 bedroom 2 person holiday let with internal alterations

INTRODUCTION

49 King Street is a three-storey property, located in a pedestrianised area of Whitehaven town centre. The building is currently arranged as retail at ground floor level and ancillary areas/storage at first and second floor levels. This Design and Access Statement has been prepared to accompany the Application for the conversion and change of use of the first and second floors into 2 No. residential holiday lets.

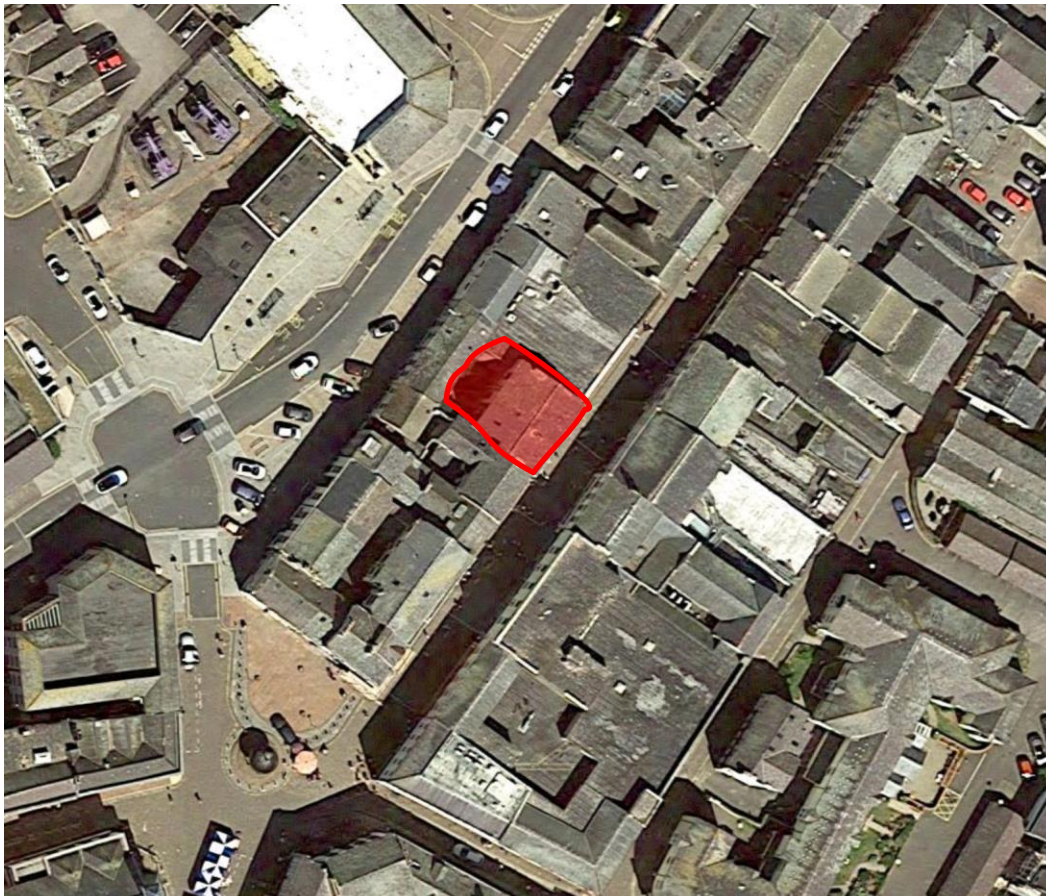
In terms of this design and access statement, it outlines the scheme in relation to specific areas including the impact of the proposal on the surrounding area, its context within the local development plan, the positioning, design, choice of materials for the proposal and environmental considerations. This Statement has been prepared in accordance with the guidance *'Design and Access Statements (how to write, read and use them)'* 2006 prepared by the former CABE (now Design Council CABE). This Statement should be read in conjunction with the following key documents submitted with this planning application:

1. Planning Application Form
2. Plans - site location plan, site layout plan, existing and proposed drawings

1.0 SITE APPRAISAL

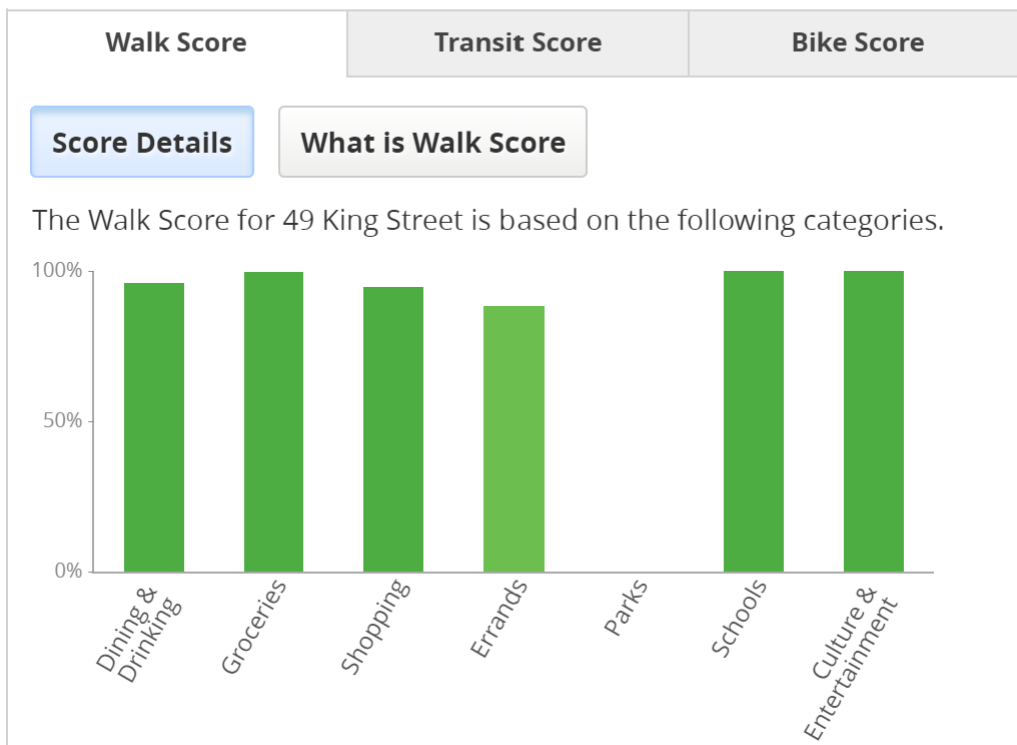
The existing property to be altered is in need of refurbishment throughout and provides an opportunity to introduce much needed residential space to the area. The location of the development site has accessibility to many key attributes, having ease to the harbour and train station as well as being directly located in the town center.

(Image 1 – Site area shown in red)



2.0 ACCESSIBILITY

The site benefits from having good public transport availability. There are many bus routes that have stops close to the site location as well as the train station which is only up the road from the site. It is proposed that any residential development is to make use of the excellent transport networks available and therefore reduce the need for vehicle parking. Below is a Walkscore from walkscore.com, the result shows a score of 88, meaning it has good accessibility to amenities like schools, shopping, and groceries.



3.0 PROPOSED DESIGN

The footprint of the building will remain unchanged except for the addition of the loft space. The existing ground floor will remain unchanged with the exception of blocking up the access to the rear staircase. A doorway will be formed in the rear wall to provide access to the rear areas and alleyway. The existing rear fire escape door will serve as access for the apartments, reached from the alleyway running from Strand Street.

All holiday lets will be similar in layout, with a bedroom and living spaces towards the front of the property, and bathroom and kitchen spaces to the rear of the property.

In terms of the elevational treatment the property shall retain its existing appearance and comprise the following:

- Roof – Pitched and slate covered with uPVC rainwater goods
- Walls – Painted render
- Windows – White double glazed timber units (including replacement of the painted timber windows to the rear). Conservation standard rooflights to loft conversion.
- Doors – Painted timber doors with steel plating to the rear elevation
- Shopfront – Painted aluminium and painted stall riser

At first floor level it is proposed to only alter the properties internally in order to create a 1 x 1 bed 2 person holiday let which will have direct access out via the staircore. Furthermore, all rooms will be of useable shape and proportion and all will have reasonable and suitable access. All bedrooms will have space for either a single or double sized bed as well as a wardrobe and bedside table.

All kitchens will be provided with a stainless-steel sink with a fixed working surface adjoining the sink on the side opposite the drainer. There will be fixed working surfaces on either side of the cooker as well as fixed storage cupboards below the working surfaces and wall-mounted above. A minimum of 3 double electric sockets above the worktops will be provided in the kitchen as well as space for an automatic washing machine and tumble dryer.

Each holiday let will have its own heating and hot water systems. All habitable rooms will be provided with windows to allow for natural light and direct ventilation to the external air, including kitchens. Where it is not practical for bathrooms to have windows, they will be fitted with artificial lighting and mechanical ventilation.

The proposals also include the replacement of 3 windows to the rear and 4 windows on the front. A rear lean to is to be removed with the space created being used as a bin store.

Parking

Parking has not been specified for the development which will rely on the existing parking within the town centre. The previous use of the building as a commercial property would have resulted in frequent car and pedestrian movements to and from the property. The use of the upper floors as two holiday lets is unlikely to significantly increase activity to the premises. Although no car parking is allocated to serve the flats, as the building is located within the town centre, it is considered that there are suitable parking solutions and sustainable transport options for use by the occupiers.

Planning Benefits

The conversion works will provide holiday lets to a largely underused first and second floor which carries little to no rentable value or use as well as making use of the loft space. This aligns with the Housing Strategy set out in the Copeland Local Plan 2017-2035 – Issues and Options Draft 2019 and also contributes towards Strategic Objectives 4 , 7 and 20.

By putting the upper parts into use and taken out of the ground floor demise and repairing responsibility, the unit will become more appealing from a commercial let perspective.

Conservation Impact

The building is located within the Whitehaven Conservation Area and in a prominent part of the town centre. The change of use proposals includes modest alterations to the external features of the building which are considered to protect the traditional character and appearance of the building and this part of the Conservation Area. A traditional dormer will be added to the rear elevation.

The application also includes the demolition of a small lean to at the rear of the property to allow for an external bin store to be created. The proposed demolition is small in scale and does not require planning permission. It is largely dilapidated and in a poor structural condition and as such is not considered to be of historical interest.

It is considered that the proposals comply with Policies ENV4 and DM27 of the Copeland Local Plan relating to the local heritage assets and Policy DM10 in relation to design.

4.0 DENSITY

Bedrooms and living areas have been designed with good sized openings for good natural light to be enjoyed. The site and existing building provides an opportunity to create a range of self-accommodation flats to suit many peoples' needs. The proposed scheme has been designed to provide sustainable living with more than adequate/comfortable living conditions. Furthermore, the gross internal floor areas also exceeds the minimum national space standards for residential dwellings.

5.0 DRAINAGE

Drainage for both foul and surface water will be to the main sewers already present around the site.

6.0 SECURITY & SAFETY

The location of the entrances of the holiday lets will be in well-lit areas and CCTV cameras will be fitted at each entrance point. The following proposals are also put forward as part of the scheme:

1. Only tenants can access the entrance lobbies to the holiday lets.
2. Safety is to be enhanced through additional lighting to the entrance of each unit.
4. Bin stores have been carefully located to rear and to aid crime prevention.

7.0 SUSTAINABILITY

The development will increase greater public safety and civic stability to the area brought by perceived ownership of the streets.

The proposal will allow for the use of sustainable materials where possible. As far as practicable and viable the green guide to specification shall be implemented so as to minimise the impact of the development.

Energy conservation is addressed in a number of ways:

1. Locally sourced materials to be sourced such as stock bricks to minimise the transport.
2. Provision of large boiler cupboards so that future boilers and storage appliances can be easily fitted without major structural works.
3. Low use fittings to be installed to WC's.
4. Roof has access to provide for future solar panels.

8.0 WASTE MANAGEMENT PLAN

1. Introduction

- 1.1 The development will be carried out in such a way that the principles of good site waste management will be followed throughout the construction phase processes.

2. Principles underpinning the Site Waste Management Plan

- 2.1 The applicant intends to follow the principles of sustainable waste management, as defined in the Department for Business and Enterprise and Regulatory Reform's Code of Practice. This involves, as a priority, producing less waste if possible, from the outset; and then dealing better with the waste produced from the construction and building site processes. The applicant will therefore adopt the following approach to a waste hierarchy/prioritisation:

1. Reduction in the amount of waste generated.
2. Re-use of waste products where possible.
3. Re-cycling of waste where possible.
4. Recovery of energy and materials.
5. Disposal of waste

3. Residential Refuse Collection

- 3.1 Refuse containers will be stored in a designated bin store and be readily accessible for collection.
- 3.2 Refuse containers will be readily accessible to all of the residents of the holiday lets. 'Readily accessible' means:
- 3.3 All occupiers will have access to the bin store

9.0 SUMMARY

This proposal provides new holiday lets that are in the town centre, close to the main road and several bus routes as well as the train station. It is therefore in a highly sustainable location where residential accommodation development should be encouraged.

The proposal is considered to be in accordance with government guidelines recent advice on planning and the emerging local plan. It will attempt to provide reasonable safety and security and create an effective quality environment that enhances the property and local street scene in the area.

The proposed development aims and objectives are in line with both national government policy and guidelines.

The design and layout of the proposed development is based on an understanding of the wider context of the site and appraisal of local buildings.

In respect of the design statement requirements, the scheme has been designed to reflect the character of the area. It represents a suitable use of the site, providing the amount, layout, scale and effect; the character of the area represents a suitable size and scale of development appropriate to the size and appearance of the development.

The development requires security and, in this instance, it is in line with policies. The scheme represents a good quality design of the problem scale that will make a very positive contribution to the character of the area. It is considered that the proposed additions to the building are appropriate and in line with other developments in the area.

It is considered that the proposal is an attractive quality scheme that will both enhance the character and development within its surrounding.

In summary the proposal:

1. Contributes to the regeneration and redevelopment of the site and provides a more sustainable urban environment.
2. Represents an efficient use of land.
3. Secures a high level of design quality.
4. Contributes to the quality of the urban fabric.

10.0 DRAWING REFERENCES

I have also attached the following information in relation to the planning application:

- KS2023-A0700-Location Plan (1:1250 scale)
- KS2023-A0800-Existing and Proposed Ground Floor (1:100 scale)
- KS2023-A0850- Existing and Proposed First Floor (1:100 scale)
- KS2023-A0900-Existing and Proposed Second Floor (1:100 scale)
- KS2023-A0950- Existing and Proposed Third Floor (1:100 scale)
- KS2023-A01000- Existing and Proposed Front Elevation (1:100 scale)
- KS2023-A01050- Existing and Proposed Rear Elevation (1:100 scale)

11.0 BIBLIOGRAPHY

[Walk Score](#)

[Google Earth](#)

[Bing map](#)