

Design and Access Statement

Summary

It is proposed to convert the current Class B1 Offices at 7 Church Street, RG1 2SB into 2 residential units. 1x1 bedroom flat, and 1x2 bedroom flat requiring only internal alterations.

Site Descriptions

The site comprises a two storey, pitched roof end of terrace property with a room in the loft space with a front facing dormer, and a full width, two storey rear gable and a single storey, mono-pitch roof rear projection. The main features of the properties are considered to be brick detailing plinth and eaves detailing. The tiled roof with front dormer, the sash window with moulded surrounds and the round headed doorways to the front of the properties with panel doors and fanlights above. The property is currently empty with some refurbishment work taking place.

The site is in an area that is predominately residential, including next door, 9 Church Street.

Although it's current use is office space, there is limited demand for this type of office space with the recent arrival of many serviced offices offering affordable office space in new and modern buildings.

Design and Impact

The only material internal changes related to the provision of new internal, non load bearing walls. This will not have an impact on the fabric or understanding of the building. Please see the plans to identify where the walls will be erected.

As there is no external alterations to the property, there is not impact to the character of the area. The proposed plans to store the bins will be in the same place as they are currently stored which is in the bin storage area opposite the building. It is not anticipated to be an increase in waste considering, the new residential accommodation will house a maximum of 6 people, whereas the office catered for around 20 employees during it's occupation.

There is 2 car spaces available in a shared car park, one to be allocated to each flat. To the rear of the property there are currently bicycle locks for storage. The 2 bedroom flat can also make use of the utility and storage area by the entrance to the property.

The quality of the accommodation have an acceptable level of floor space, with good daylight, adequate ventilation, dual aspect and well proportioned accommodation size. We propose to install insulation and sound proofing throughout the building in order to minimise sound internally and externally.