Design and Access Statement

Convert Existing Public House
Into 2No Self Contained Flatlets

Amount : The proposal is to convert the existing Ground Floor Public house premises into a self contained Flatlet, with new private entrance off King Street.

Layout : The property will contain a total of Two number , 3 Bed, self contained flatlets. One at Ground Floor level and the other at First Floor. Both Flatlets will have separate independent services.

Scale : Floor plan layout of proposed flatlets are generally spacious, logically laid out and can accommodate Three number bedrooms quite easily.

Landscaping : The only possible landscaping appropriate for the property will remain as existing, which includes small brick formed planting beds, with the majority of planting in individual planting pots.

Appearance : The external appearance of the property is to remain as existing, all windows are to be retained with the new entrance on King Street neatly set alongside an existing window, incorporating a new matching stone faced lintel over.
All signage and external lighting to be removed as necessary.
The redundant public house entrance will be infilled with matching stone and pointing to suit, the existing entrance stone surround to be left in place.

Access – **(Vehicular and Transport Links)** : Being a town centre public house converted property , public transport i.e. bus , train , taxi links are essentially on the doorstep.
All tenant vehicular parking will be “on road”. As the property lies on a corner plot , there is sufficient space for a minimum of Four number vehicles.
Access and use of the new Ground Floor flat will be in accordance with Approved Document “M” directives and to the complete satisfaction of Local Building Control.