DESIGN AND ACCESS STATEMENT

PROPOSED ADDRESS: 26/30 Union Road ,New Mills

APPLICANT: VINCENT MACDONALD.

AMOUNT: It is proposed to convert 2 vacant units at street level to create 2 new flats (14 and 15) with areas of 58.85 m2 and 72.0 m2 respectively.

LAYOUT: The flats will have 2 bedrooms at the back and a modern open plan kitchen/dining/living space at the front with new window design to allow security and ventilation.

SCALE: The flats are to be laid out within the existing building on Union Road with elevational changes restricted to window design within existing openings.

LANDSCAPE: As the flats are directly off the pavement no landscaping is proposed.

APPEARANCE: The new windows will be timber with panels and opening lights, all set within the timber shopfront in order to retain the existing street character.

ACCESS: Access from Union Road is via existing door openings which have a step. However,both flats have another entrance door from the atrium which allows level access.