

FOX-AD

Design Access & Heritage Statement

For

Part change of use of Ground Floor area from commercial to residential and conversion of First Floor residential accommodation to form a One Bedroom Flat

At

47 Wellington Street – Millom – LA18 4DG



This document is to be read in conjunction with FOX-AD LTD Planning Documents

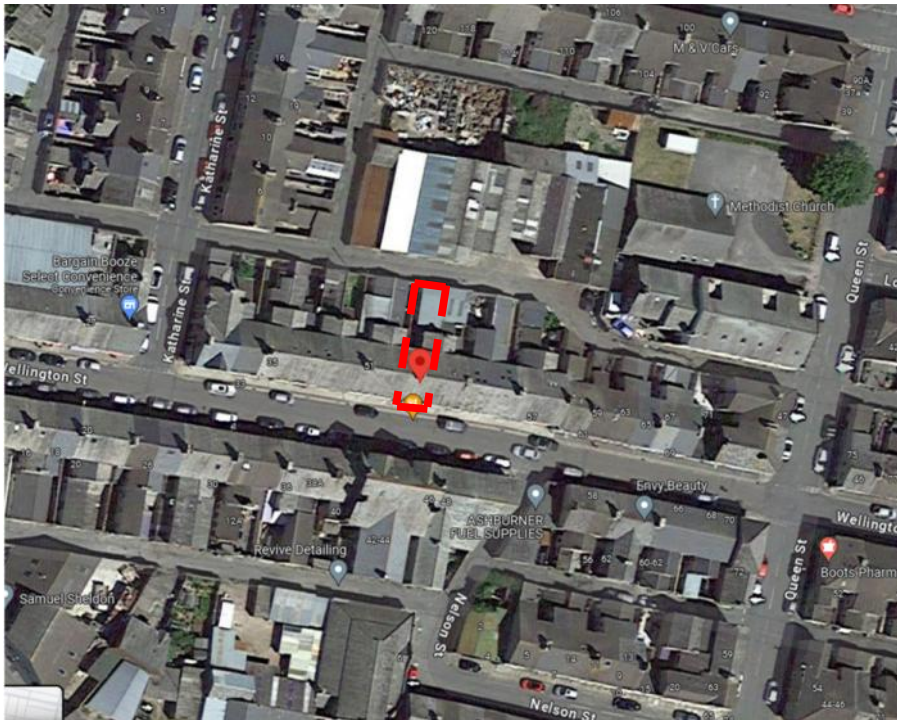
1. Introduction

Fox Architectural Design Ltd has been appointed by Mr Moyes to provide design documentation and submit a Full Planning Application to seek approval for the change of use of a small section of a commercial unit at Ground Floor and conversion of the First Floor area to a one bedroom flat.

In addition to this document is a set of drawings they are as follows:

- 24-14-P-L- Location - Block Plan
- 24-14-P-01 - Proposed Site Plan
- 24-14-P-02 - Plans as Existing
- 24-14-P-03 - Elevations as Existing
- 24-14-P-04 - Existing 3D Sketches
- 24-14-P-05 - Plans as Proposed
- 24-14-P-06 - Elevations as Proposed
- 24-14-P-07 - Proposed 3D Sketches

2. Location



(Fig.01 – Google Maps Aerial Image – The Site)

The site for this application is located approx. 150m East along Wellington Street when approached from Lapstone Road to the West, and approx. 280m West when approached from Furness Street/Newton Street to the East.

The site is also located within the Millom Conservation Area. (See Fig 02 below).



(Fig.02 – Google Maps Aerial Image – Distance from Application Site to Bootle Beach)

3. Development Boundaries

The documents appended to this application clearly identify the site application (red), boundary with colour annotation as required by the Local Planning Authority. See Fig. 03 below.



(Fig.03 – Site Location Plan – see drawing 24-14-P-L)

4. Existing Site/Context

The site forming this application is an existing commercial property at Ground Floor with Residential accommodation above.

Forming part of a terrace along Wellington Street the main body of the building is of 2 storey with a traditional pitched roof. A subservient gable projection shared with the neighbouring property projects North to the rear with a reduced floor level, and a single storey mono pitched structure extends to the boundary.

Please see images below of the existing property.



(Fig.04-09 – Existing building images)

5. Proposal

The client approached FOX-AD LTD in order submit a Full Planning Application to seek planning approval for the proposed works to an existing commercial and residential property.

The proposed works include:

- Change of use from Commercial to Residential to a small section to the rear of the property. This area will provide a separate residential access and stairwell to the new First Floor Flat.
- Two new access points to the rear providing the commercial unit with a separate access and a dedicated covered and secure refuse point.
- Internal alterations as shown within the proposed documentation.
- Existing front window cill height to be reduced to allow for means of escape provision to the habitable space it serves.

Access:

As per the drawings provided, the main access off of Wellington Street to the commercial unit will be retained.

The existing gated access for the commercial unit will be removed and a new solid, secure, and lockable gate will be installed as the main access for the new First Floor Flat.

A new access will be created to enter the commercial unit from the rear which is separate from the residential aspect.

An additional access point will be provided to a new refuse enclosure as per the proposed plans.

Appearance:

Please refer to the existing & proposed elevations & 3D sketches for the visual appearance of the existing & proposed building.

The visual appearance from the front of the property will be un-affected apart from the reduced window cill height as previously mentioned.

The rear elevation will receive two additional external quality doors for access and refuse.

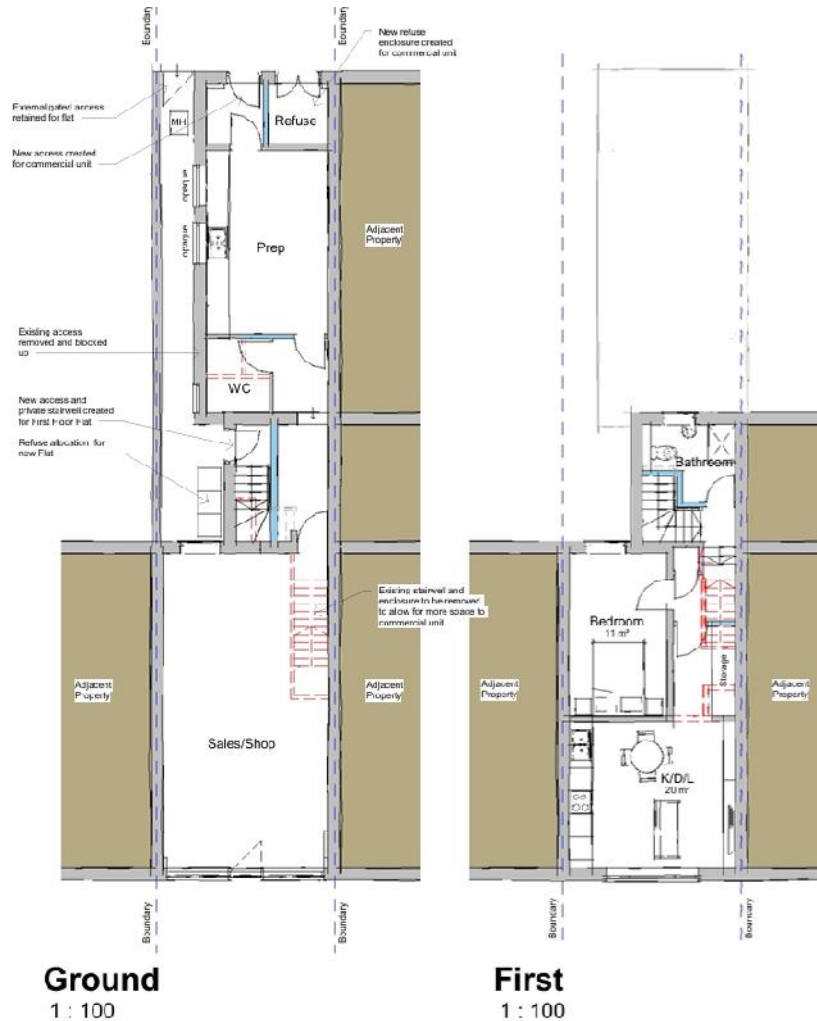
The side elevation will receive minor changes to existing openings with a new external door replacing an existing window providing access to the residential unit. The existing side access to the commercial unit will be removed and filled in, and the large side window to the single storey section will be replaced with a single window similar to the existing.

Landscaping:

No new landscaping will be proposed. The existing concrete pathway to the rear will be retained for the new tenant/owner of the First Floor flat.

Layout:

Please refer to the image below which clarifies the internal layout.



(Fig.10 – Extract of Drawing 24-14-P-05 showing the proposed new layout)

Scale:

The scale of the property is un-affected.

In terms of area for the newly created flat. The space at First Floor alone exceeds that of the minimum standard for a one bedroom flat (39m), achieving 43m of GIA.

Refuse:

The position of the existing refuse will be retained for the new residential flat, and the commercial refuse provision will be within the existing store to the rear as per the proposed drawings provided.

Cycle Storage:

Cycle storage can be achieved/provided adjacent the refuse area to the rear of the property for the residential flat.

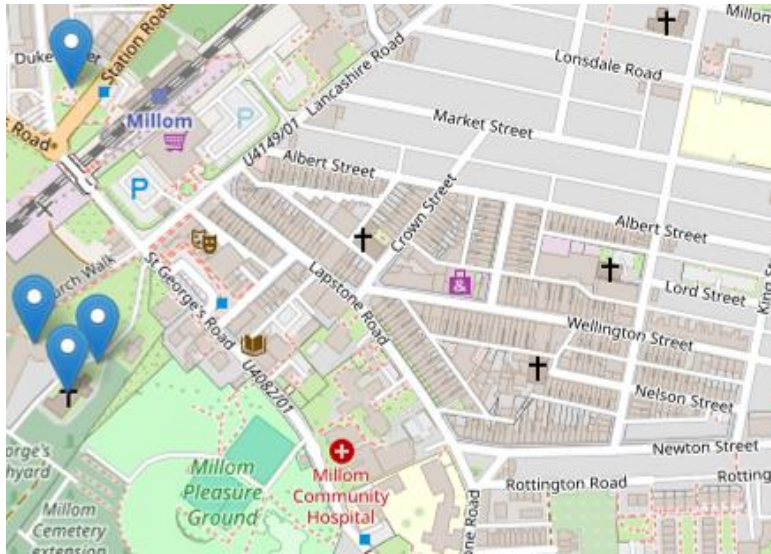
Sustainability:

Following receipt of the planning approval it is the client's intention to construct/convert the existing building to a high standard by meeting the thermal U-values set out by Approved Document L1 of the building regulations.

6. Heritage Statement:

As per Section 02 of this document, the application site is located within a terrace of properties along Wellington Street, and is situated within the Millom Conservation Area (Fig. 02).

Millom Town has four Heritage Assets/Listed Buildings or monuments worth noting which are located West of the application site and are highlighted within the image below.



(Fig.11 – Extract from website (<https://britishlistedbuildings.co.uk/search/?q=millom>) showing local listed buildings/monuments within the local area

From North to South on the above images the local Heritage Assets are as follows:

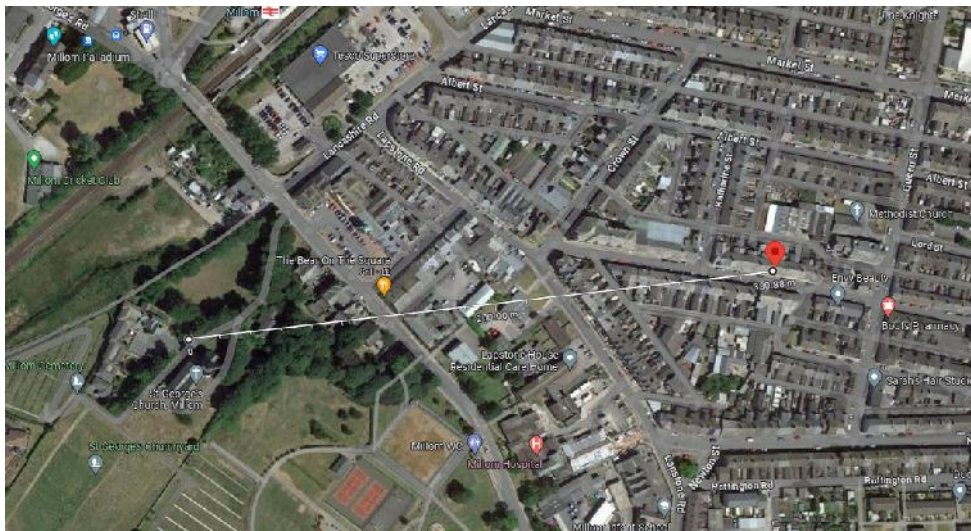
1. War Memorial – Grade II Listed.
2. Former Vicarage to North of St. Georges Church – Grade II Listed.
3. War Memorial Immediately to the North of St. Georges Church – Grade II Listed.
4. Church of St. George – Grade II Listed.

Impact on Heritage Assets:

Located approx. 410m South-East of the War Memorial (item 01 above), and approx. 380m East of the former vicarage, war memorial, and Church of St. George the proposed application site is considered to have virtually no impact on the local Heritage Assets.



(Fig. 12 – Distance to the War Memorial – Item 01 above)



(Fig. 13 – Distance to Former Vicarage, Memorial, and Church of St. George – Items 02-04 above)

Preserving & Respecting Heritage Assets:

The proposed works seeking planning approval are predominantly internal with no new area/built form proposed to the existing building fabric.

All external changes proposed are minor and consist of new windows and external doors which will be in keeping with the existing materials.

Due to the distances from the Heritage Assets and the fact that they are out of public view from the application site, we consider the proposed works to be minor in scale thus preserving and respecting the immediate surrounding properties and local Heritage Assets.

7. Conclusion

This Design Access & Heritage Statement details how the proposal to change the use class of a small section of the Ground Floor commercial unit to residential and convert/reconfigure the First Floor arrangement to achieve a new residential Flat can be achieved with virtually minimal impact on the immediate neighbouring properties, and heritage assets to the West of the site.

Key aspects of the proposal are as follows:

- Careful consideration and attention to detail has been applied to the existing building with minimal works undertaken to improve the visual appearance externally and allow total separation between the existing commercial unit, its staff, and the new occupier of the residential flat.
- National space standards for the residential flat have been met/exceeded to ensure quality of living is achieved.
- Careful consideration to privacy has been achieved due to new access points for residential and commercial uses.
- External materials which will complement the character of the area have been used.

Architecturally, the existing building will be un-affected from public views. The aim for this project is to achieve planning consent for the residential flat at First Floor level without the need to interact or disrupt the daily routine of the commercial business below.

Careful consideration of internal spaces and external access points have been demonstrated to achieve a first floor flat with minimal disruption to the commercial unit.

We believe the proposals are minimum in terms of the external alterations and separation between the residential and commercial uses of the building have been achieved, therefore, this proposal should be considered favourably and recommended for approval.