

Design Statement in Favour of:

Proposed Change of Use at Unit 2, 1 Main Street, Spittal

1.00 Introduction

- The proposals are to take the existing former office/showroom + transform it into 2No affordable semi detached dwelling houses forming the continuation of the domestic streetscape from the corner of Main Street through Sandstell Road.
- The properties have been split simplistically internally to ensure the external aesthetic is not inadvertently altered with the existing dominant joint entrance of the former fisheries office retained.
- We have created the design not only in conjunction with the Design + access statement guides within the Town + country Planning (Development Management Procedure, England) document.

2.00 Site Locality + Background Appraisal

- The site density of 2 modest dwellings utilising the footprint + expanding into the currently un-used roofspace, create little impact on the surrounding area + safeguards an important corner property.
- The site was originally the offices + amenity space for the former fisheries business located on the site, part of the property has in recent times been utilised as a showroom though there was no demand for the whole building + it now stands vacant again.

3.00 Access + Topography

- The former office building accommodated space for 10 staff spread through general + private offices/meeting space, allowing for current trends this would account for 6-10 onstreet parking spaces.
- There are a large number of public parking areas surrounding the site ensuring current on street provision is not removed, a rear courtyard space has been included within the proposals for amenity use as well as space for cycle parking for building owners.

- The existing access point from the corner of Main Street/Sandstell Road creates a simple but important entry point it is proposed to retain the wide entrance hall as a communal space + re-opening the access to the rear courtyard from this point.

4.00 Physical + Aesthetics

- It is proposed to retain the existing original design aesthetics with walls retained as existing + repaired where required with matching materials + re-finished in a sympathetic paint finish to render + stonework retained as original.
- The existing red pantile roof will be retained in full with new conservation rooflights formed as shown with recessed flashings ensuring the rooflights are set within the roof plain.
- It is proposed to remove the commercial style windows which have been partially replaced over time with more traditional portrait sets of windows providing a traditional aesthetic to the streetscape frontage.
- All external finishes such as guttering + entrance doors will be repaired + re-finished as existing.

5.00 Structure + Sustainability

- It is proposed to retain all features + finishes within the building with the external elements upgraded to provide a sustainable modern home internally.
- The mixture of the above provides a highly sustainable envelope for the building which will require very low energy consumption, it is proposed that the dwelling will be served by a low energy heating system.
- The dwelling will be constructed from low VOC, sustainable materials taking advantage of modern methods creating a highly insulated airtight construction, which in turn will reduce the energy needs of the building.

6.00 Conservation

- The property is not listed though sits in a prominent location within the streetscape, with its dominant red pantile roof the building originally created an active street corner which has been lost over the past decades, the proposals bring the site back into sustainable + continual use.

7.00 Supporting Information

- Please refer to all drawings + reports associated with the application.