

DESIGN & ACCESS STATEMENT (v2 20th July 2021)

Change of use for number 18, South Street, Manningtree, Essex. CO11 1BB

Introduction	<p>This DAS is submitted to support a change of use in a listed building.</p> <p>The building is a GVII listed end of terrace on South Street, adjacent to Stour Street in a conservation area of Manningtree. This DAS refers to the ground floor property and basement, comprising the currently residential dwelling at number 18 and not the flats above (18a and 18b).</p> <p>Number 18 adjoins number 16 South Street, the business premises of the applicant Steve Tattam, who leases the property under the name of WINYL from M.J.M based at number 14, (the landlord of both number 16 and 18)</p> <p>There are no material changes proposed in height, elevation, proportions, design or form to the building, access or environment as described under EN17 in the Conservation Area brochure on TDC website. The change of use preserves the integrity of the dwelling without causing harm to the local amenities or neighbours.</p>
Use	<p>Change of use from residential ground floor dwelling C3 to class E Commercial, Business and Service, mainly to be used as office, private closed events for groups to meet in covid secure environment and storage space in the basement cellar for goods associated with the business WINYL based at number 16.</p> <p>As this will be commercial space Morgan Fire Services have been engaged to review fire safety and risk assessment providing appropriate equipment consisting of fire smoke alarms and fire fighting equipment</p>
Layout	<p>There is no change of space being 12sqm including living space, kitchen, bathroom and basement cellar. There is a stud wall separating number 18 from number 16 (the applicants business), which was installed in 2009 as part of changes to use and layout under application 09/01016/FUL.</p> <p>New floor plans have been drawn to show the current layout which show no changes from the alterations completed in 2009</p>
Landscaping	<p>There is a parking space and courtyard to the rear of the property however this is reserved for use by the landlord at number 14 and residents of flats 18a 18b above the property.</p> <p>There is no access to the courtyard from number 18.</p>

Environment	<p>There is no change to the physical structure of this Grade II listed building. Asset listing no 1240148. Entry from Historic England is below</p> <p><i>"This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest".</i></p> <p>The listing is not more specific but has not been updated to latest use of residential status.</p> <p><i>"Shop. C18 or earlier with later alterations and rear additions. Painted brick, plastered right return gable and the tie plates to left return suggest a timber frame. Red plain tiled.gambrel roof. Rear red brick chimney stack. 2 storeys and attics. Dentilled eaves cornice. 2 first floor C19 vertically sliding sash windows. Ground floor shop front with central doorway and separate right and left windows."</i> There are no changes proposed</p> <p>Flooding risk was assessed as part of the planning application and is not in a risk zone.</p> <p>Tendring Licensing department have been consulted and no licensable activities will be taking place so no requirement for licence at this point</p>
Appearance	No material changes to the building, fixtures and fittings other than decorative internal design
Access	The existing access remains being a single door from South Street. No access exists to the rear courtyard.