

DESIGN AND ACCESS STATEMENT

THE APPLICATION RELATES TO THE PROPOSAL TO CONVERT THE LARGE FLATS ON THE FIRST AND SECOND FLOORS TO 4no SELF-CONTAINED FLATS AT 24-28 CASTLE STREET EAST COWES ISLE OF WIGHT

CONTEXT

The property consists of commercial premises on the ground floor facing directly onto Castle Street. Access to the first and second floor flats is by way of a side door located on Castle Street which leads to a flight of stairs serving Flat 1 and Flat 2.

The current arrangement is one three bed flat on the first floor and one two bed flat on the second floor. These are both substantial flats which lends it to being converted into smaller units which offers a more economic rent for the lower end of the market.

The flats are in a secure location having one dedicated entrance which can be monitored for security purposes without any physical alterations.

APPEARANCE

The flats can be physically converted with only minor alterations this being carried out within the envelope of the building.

ACCESS

The existing hallway; stairwell and landings are to be utilized so there will be no impact resulting from the proposed development.

The site offers:

- 1. Direct highway access to the property off Castle Street.**
- 2. Direct pedestrian access of the adjacent public footpath.**
- 3. The site is on a public transport route.**
- 4. Cycles can access the property directly off Castle Street.**
- 5. The site is sustainable being in the centre of town with all facilities available.**

6. Emergency services can access the premises off Castle Street.