

# Design and Access Statement Incorporating Heritage Impact Statement

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24a West Street - Alford LN13 9DG

N/003/01379/22

The property is a three story building which forms the end of a row of terraces that runs along Alford High Street.

There are no immediate boundaries or gardens/outdoor living spaces in the boundary of this property.

The existing ground floor of the property is currently being used as a retail outlet the proposed works will not affect the function of the business.

West Street has a variety of shop fronts with differing styles of commercial and residential dwellings along the length of the road and the town is well served with a variety of businesses, leisure facilities and restaurants.

The proposed works are to create four flats spanning the first and second floor of the building, which currently has a prohibition order due to the conditions.

The proposed, one bedroom self contained flats can be accessed without disturbance to the existing shop front. The access to the proposed flats is located at the rear side of the building, which is accessed from the road front via a large alleyway with ample space for vehicular access should this be required for any reason. The vehicular access in the alleyway allows for safe setting down points as well as safe access to the building itself for deliveries with ample room for individuals to move freely around the entrance/exit, although this access does not form part of the property and there is no provision for vehicular parking at the site. The location of parking is close by on East Street and the Library car park.

The access to the first and second floor is via the rear door with shared entrance lobby with enough wall storage for 4 cycle hooks and a refuse store. Entrance doors to each flat are separate and located either side of the staircase on both the first and second storey flats. This allows for spacious access for each individual dwelling as well as a safe escape route in case of emergencies. Each flat is completely self contained with its own kitchen, bathroom and living space, and will have their own independent boilers / heating system.

The only shared spaces for the dwellings are the door to enter the property and the staircases, giving each flat a high level of security and safety.

Two existing doors are utilised in the proposed development, but there has been the addition of further doors and walls to allow for increased space.

There is no change to the external appearance of the building in the form of alterations or extensions, this is purely internal alterations. The repair or replacement of windows will enhance the property, and by allowing the use of the self contained flats will also maintain and improve this building which is currently in disrepair which will make a positive contribution to the area.

The proposal for the change of use to four individual units which would be for immediate rental, would not cause harm to the significance of the nearby conservation area or listed buildings. The proposal would not harm the character of the area or impact any on the amenity of any of the neighbours.