

**Design and Access Statement for Proposed Change of Use of Animal feed supply business building to three dwellings At WH Ottley, Blyth Road, Ranskill**

The proposal is to convert the existing Animal feed supply Business building into three dwellings.

The building conversion will create three new dwellings. The conversion will utilise existing openings and previous openings sealed up through the passage of time. There are a few limited additional openings required to facilitate the layout.

The alterations are minimal and will be sympathetic to the original buildings and trying to maintain original character.

The scheme having only small alterations will blend in with the area in size, shape and proportion and is in keeping with the remainder of the area, and therefore does not overpower or overstep and adjacent properties.

The elevations are visually balanced, fit the street scene, and are not detrimental.

The visual appearance reflects the area in style and looks.

No trees or hedgerows are to be affected.

The brickwork and tiles will match existing as to reflect the existing area and property. A timber cladding will be used in areas.

The existing access into the site will be kept unaltered and although not compliant is less of an issue to highways being that vehicle and type of vehicle movements will be less than the existing Business use.

Two car parking spaces have been provided per new dwelling and two for the existing dwelling. A total of 8 car parking spaces. A turning head has been provided to ensure vehicles leave the site in a forward gear.

All this has been provided utilising the existing tarmac car park.

A garden amenity space has been provided to all dwellings.

Although this does not meet Nottinghamshire guidance it was stated at pre-application stage that this and car parking would have been assessed and a balance sought to allow this development,