

DESIGN AND ACCESS STATEMENT

48 WESTGATE

CONVERSION FROM ONE SHOP
TO TWO, WITH A GROUND
FLOOR FLAT

2023



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Checked by: Ian Knowles

Project Number: 23020

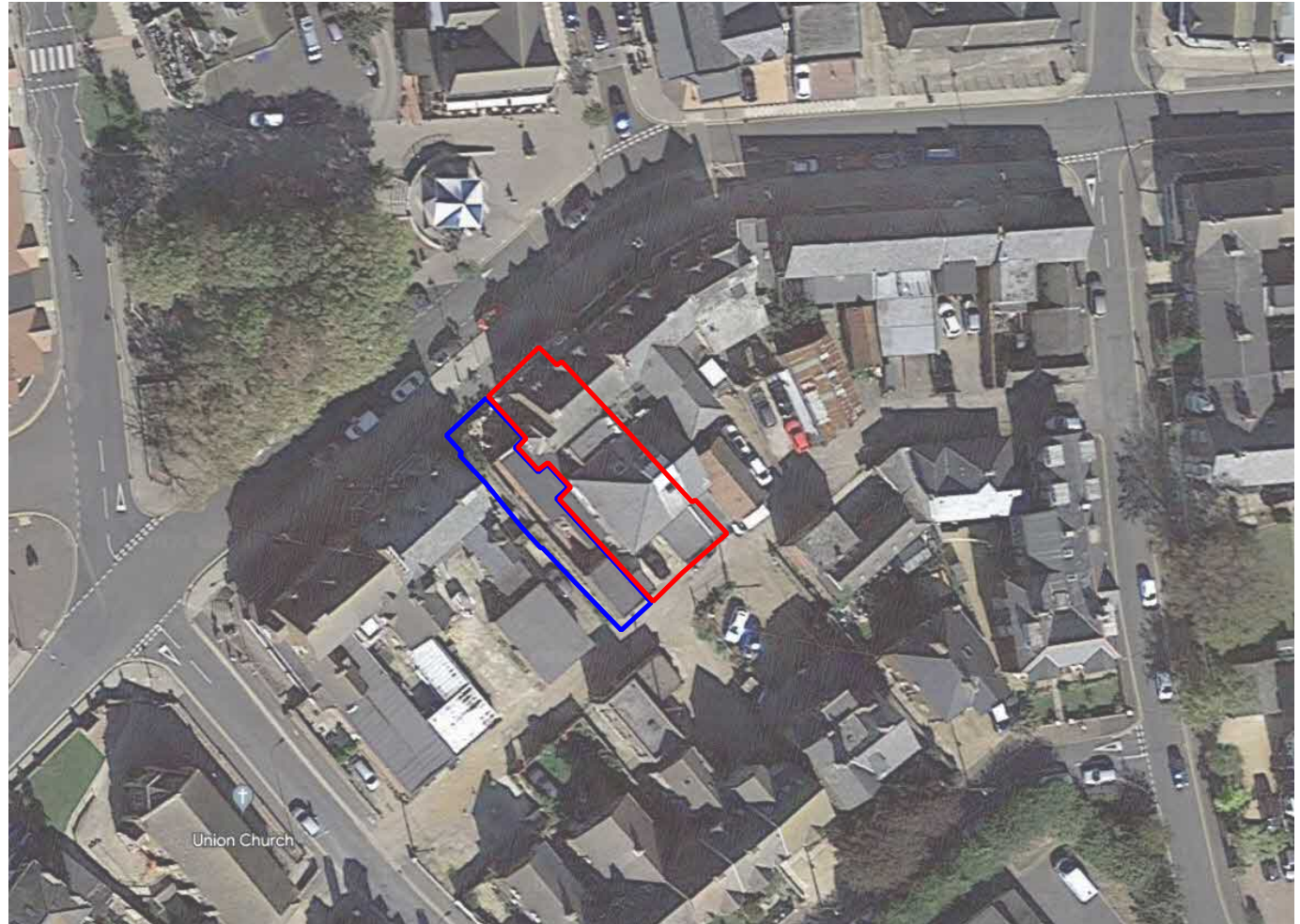
Date: 29/06/2023

Information provided within this design and access statement will be read in conjunction with the submitted documents forming this planning application.

1. INTRODUCTION

This site is located within the village of Hunstanton. The proposal is for the conversion from one shop to two and a ground floor flat.

The existing property features one shop at ground floor, with flats at the first and second floors.



Google Earth Image

Red and blue lines illustrative refer to location plan and site plans

2. CONSERVATION AREA

This property lies within the Hunstanton conservation area along Westgate, a prominent street mainly comprising of shops, some of which feature first and second floor flats.

The materials along the street are predominantly red brick, carrstone, timber shop frontages and slate roof tiles.



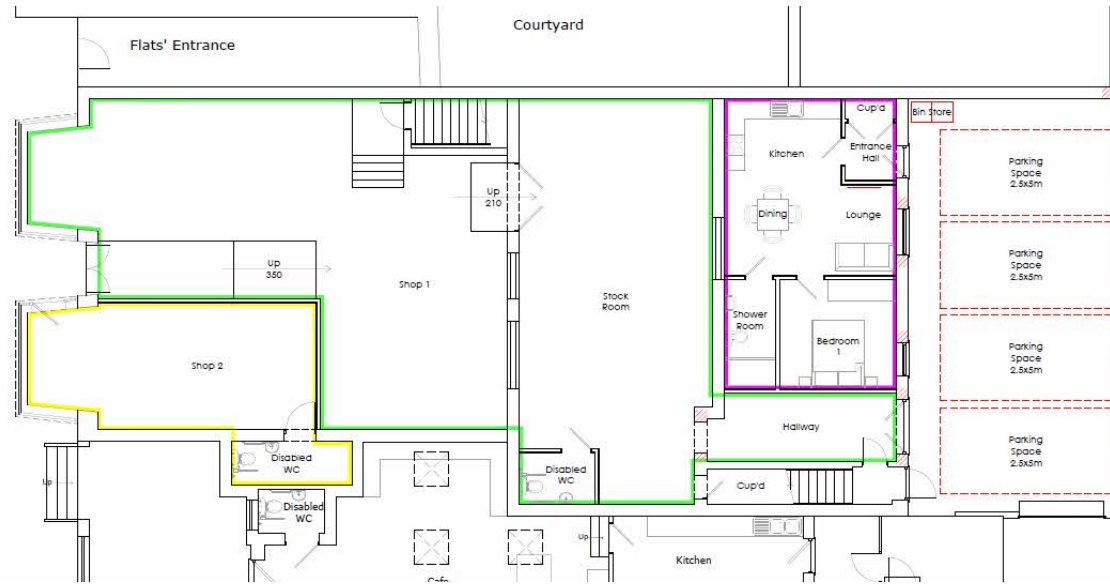
3. DESIGN

3.1 Design

The proposal is the conversion of one shop to two, with a ground floor flat.

The existing shop frontage is to be retained, with the exception of one recessed window panel being removed and replaced with a door, to be the entrance of the second shop unit.

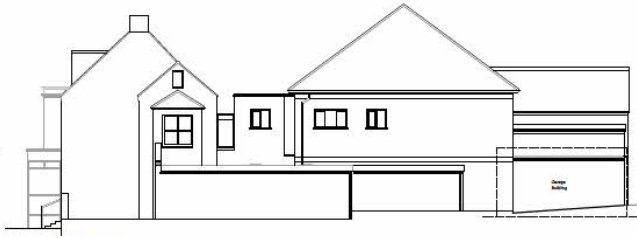
The one bedroom flat will be accessed to the rear of the property, with off road parking and a bin store.



3.2 Existing



North-West Elevation



South-West Elevation

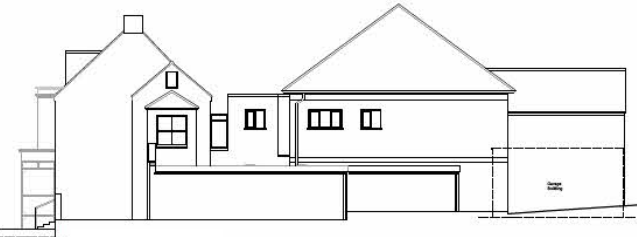


South-East Elevation

3.3 Proposed



North-West Elevation



South-West Elevation



South-East Elevation

