

## **DESIGN AND ACCESS STATEMENT FOR 9 THE PARADE** **PLYMOUTH PL1 2JL**

This statement is provided in support of the listed building application for retrospective consent in respect of the fit out of the ground floor of 9 The Parade and 56 Vauxhall Street. The proposal will convert the first, second and roof space floors of the existing ships stores warehouse into 6 apartments.

9 The Parade and 56 Vauxhall Street operates as a single premises. It is a Grade II listed warehouse but has two separate list descriptions and references.

The building is referred to under two postal addresses but has been used as a single premises for a number of years. Advice was sought from Historic England to amalgamate the address listing, but it was decided to keep the listings separate. For the purpose of this statement and the listed building application, it will be one application that covers both addresses.

### **DESIGN**

The building was used for warehouse storage for many years. The building has been the subject of numerous planning applications, details of which are set out in the accompanying Planning and Heritage Statement. In particular, the ground floor of 9 The Parade has planning permission for commercial use. The planning permission no 17/01124/LBC which was approved on 26 July 2017 showed the ground floor as an empty space leaving it free for any future occupier to create a space suitable to their needs. This planning permission has been implemented and the ground floor of the building left as a shell. It has a class E use.

For the building to be brought into use, it requires lighting, power and toilets. The applicant has considered the best way to introduce these into the building, causing the least impact on the fabric of the building. The plans attached to this statement show how this has been achieved. The structure of the toilet and accompanying changing room (which are fully demountable) are detailed on the document:

*9TPMM-BPC-XX-XX-D-B-0300-ProposedGroundFloorPlan*

## ACCESS

Access to the property is via the existing doors opening onto the Parade and the doors at the rear opening onto Vauxhall St.

It has been necessary to introduce a granite step inside the building at The Parade end of the building to allow safe pedestrian access from the front of the building. This step is detailed in documents

*9TPMM-BPC-XX-XX-D-B-0300-ProposedGroundFloorPlan* and  
*9TPMM-BPC-XX-00-D-B-2400-EntrancewayStepProposal*

Level disabled access is available through the doors at the rear of the building in Vauxhall Street.