

# Design and Access Statement

## Site Details

The site is located in the Market Town of Wisbech, between the Market Place and The Castle with close ties to the town centre and its services. The site enjoys walking-distance amenities that the town centre offers, and access to the bus depot located off the Horse Fair commercial area.

## Design & Layout

The layout is confined to the existing layout of the first and second floors. The proposal utilises the existing structure with minor works to reinstate the rooms to their original configuration as a single dwelling.

## Use

Proposed use to be residential.

## Appearance

The first and second floors are hidden from the street scene. The reinstated internal walls are to be finished in standard materials, the walls are to be plaster boarded, skimmed and finished in matt white paint to match the finish of the existing walls.

## Access

Access to remain as existing by the door on the side (north) elevation onto Castle Mews.

## Parking

It is considered that due to the close relationship to the town centre and access to services, nil parking provision is appropriate for the scheme.