

Design and Access Statement.

For Flat 4 Priory Mews, Fisher Lane, Bingham.

The proposed development is intended to create an extra one bedroom flat to complement the three existing flats. The flat is to be developed within the existing footprint of the building and will occupy the space of the three garages.

The garages once converted will allow a flat of identical proportions as flat no3. All four flats will then comprise one bedroom, bathroom, lounge and kitchen.

History.

The building on Fisher lane was originally 4 small houses and subsequently became a youth club. The conversion to a youth club brought with it substantial improvements to the structure with much reinforced concrete flooring and improved access via a central stairwell.

I have bought the flats sequentially over the last 12 years and now own all three plus the three garages and have subsequently been able to secure the freehold. Due to the freehold management being neglected (the freeholder could not be found) the building had fallen into disrepair and was an eyesore on Fisher lane. Now after several years of steady progress we have new roof, new high end double glazing and significantly improved interior and exterior decoration. The building now conforms to all modern safety, gas and electricity regulations

The garages have not been used for over 10 years and have become a storage facility for my own family as we have moved abroad several times. The tenants we have are very long term and do not own cars and as such the garages have never been requested. Creating 4th now makes sense to us as the next step in the development of this site. Knowing the types of flats available in Bingham these flats fall into the lower priced end of the market where there are very few flats available. As a result the flats are rarely empty and demand is strong from widows and divorcees who seem to form a friendly community within the building. We wish to recognise and support this situation and add another flat /person into the family.

Impact on locals.

Generally I can confirm that the improvements above are welcomed by locals and whilst there would be less garaging space which could leave more cars on the street, this solution will allow more on street parking due to permissible parking in front of the new flat / ex-garages. Please note the attached letter that confirms the highways agency have no concerns about this plan as it affects car parking.

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The appearance of the new flat will be in line with the current properties. It will be fitted with the same double glazing, same rendered painted frontage.

Access.

Access to the flat will be through the same communal front door and then from inside the entrance area into an internal door leading to the interior. The interior is a common area with post collection area, notice board and a variety of pictures and is decorated in a fresh and friendly way. The bins are now housed in a under stairs area which are easy to retrieve and are now kept out of the way.

With the addition of this flat to the existing three, we plan to install a TV type intercom entrance system to allow a sense of added security.

Layout.

The layout will follow the current flats general approach. Although everything will be modern and up to date the basic layout will be.

- 1) Small kitchen fitted with units and spaces for white good. Gas heating will be installed.
- 2) Shower room and toilet fitted out with modern equipment.
- 3) Lounge area with outside window.
- 4) Bedroom with space for double bed and wardrobes with outside window.

Design principles.

Being small flats the design will be very space conscious. The entrance area within the flat will form part of the kitchen and the kitchen will be open plan to the lounge thus maximising the feeling of spaciousness. There is no outside garden or land beyond the building perimeter to be considered. Energy efficient heating and lighting will be used. Where possible this flat will incorporate ideas for recycling that can then be added to other flats in future.