

Chartered Institute of  
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Registered Practice

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## AP Building Design (Commercial) Ltd

Bassetlaw District Council  
Planning Department  
Queens Buildings  
Potter Street  
Worksop  
Notts

Dear Sir/Madam

**RE : Full planning DAS Statement for Residential Development at 63 Bridge Street Worksop UPRN 100032186310 for converting first floor above existing coffee shop into two new flats.**

### Use

The existing site comprises of a coffee shop at ground floor with shop storage above. The site is within the town centre of Worksop. The proposal is to make better use of the site creating 2 no additional flats for residential development above the existing coffee shop. The flats are in principal permitted development but requires an external metal fire escape/entrance to flat 1. Flat 2 utilises an existing internal stair case.

### Amount of Development

The development comprises of creating two of, 2 bedroom flats. Flats 1 and 2.

### Scale

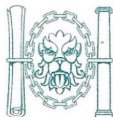
The size of the proposed flats are flat 1 70m<sup>2</sup> and flat 2 56m<sup>2</sup>.

### Indicative Layout

The layout is as shown and will respect space separation requirements and overlooking distance of existing and proposed residences. The new flats will be first floor accommodation over existing shop. Garden space will be use of a private garden area for each flat 80m<sup>2</sup> each to the rear of the properties.

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## Scale Parameters

The site has a slight fall of 700mm from front to back of the site and a cross fall side to side is relatively level. The existing levels are retained and respected with new floor level as existing. The site will respect local residences. The building height and shape remains as existing. The only addition is a metal first floor fire escape/stairs and first floor entrance door to flat 1.

## Landscaping

The site rear garden will be cleared and have lawned areas to create a private 80m2 amenity space for each flat. The gardens will be cleared of brambles overgrowth and grass seeded, the gardens will be subdivided with 2m close boarded fences and 1.2m paved access path to side. As the site is town centre and above a shop, car parking is provided by various car parks around the centre and use of public transport.

## Appearance

The proposed flats will be retaining existing brick to boundary side bring repointed front yard side to be rendered to match existing. The roof is existing slate which is to be repaired with black upvc rain water goods and windows in white upvc to match rest of windows.

## Context

The dwellings will be in context with the existing surroundings and will provide added town centre night time security being eyes and ears in the town centre at all times policing surrounding local shops and notifying police of any untoward storm centre crime or anti social behaviour. This will be an added benefit to the town centre. The increased number of residential dwellings will make better use of the site.

## Access

The site will be accessed via existing pedestrian access under fly over yard from Bridge Street.

Yours truly,

Andrew Pearson MCIAT  
Architectural and Development Consultant

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