

# DESIGN & ACCESS STATEMENT

Change of use of former pub with residential flat, to two dwellings, Collins Arms, 18 Higher Fore Street, Redruth, TR15 2AP

September 2023

## 1 EXPLAIN HOW THE PROPOSAL MAY AFFECT OTHER PROPERTIES AND PEOPLE?

*Example answer: The conservatory will be situated to the rear of the property and will not be visible from the neighbour's house.*

### ANSWER:

Minor external changes are proposed for the buildings street frontage where it should not affect any other properties or people.

At the rear, selective demolition of flat roofed toilet areas are proposed in order to create external amenity areas. The amenity areas will be fenced and gated to offer privacy for the occupants and for adjoining owners.

The shared use of the entrance hop-way will be beneficial to adjoining owners, as it will become domestic in nature rather than the commercial pub clientele.

## 2 HOW DOES THE DEVELOPMENT TAKE ACCOUNT OF THE CHARACTER OF THE EXISTING BUILDING AND THE SURROUNDING BUILDINGS?

*Example answer: The size of the proposal does not dominate the existing house. The design and materials match (or enhance) those around it.*

### ANSWER:

The area surrounding the site has a range of differing styles of buildings and materials. Careful consideration has been given to retain the existing look of the building. The appearance of the building will be improved by the removal of the current pub signage & the selective removal of flat roofed extensions at the rear.

Replacement windows and the new door opening on the front elevation will follow the character of the existing types.

## 3 WHY DOES THE DEVELOPMENT FACE THE WAY IT DOES?

*Example answer: The proposal has been positioned to the front of the dwelling to create an entrance feature.*

### ANSWER:

This is an existing building and no extensions are being proposed. The residential use will face the street in common with the general pattern of development.

## 4 WILL THE PROPOSAL CREATE OVERLOOKING OR PRIVACY ISSUES FOR NEIGHBOURING PROPERTIES? IF SO, HOW WILL THIS BE ADDRESSED?

*Example answer: The boundary fence will be retained to protect privacy for us and the neighbouring properties.*

### ANSWER:

No new windows are proposed, so the proposal will not create any new overlooking issues. At the rear the provision of timber fences and gates will improve privacy for adjoining owners.

## 5 EXPLAIN HOW AND WHY YOU HAVE DECIDED ON THE SCALE OF THE PROPOSED DEVELOPMENT AND IS IT IN PROPORTION WITH THE REST OF THE BUILDING?

*Example answer: The extension is 3 metres long to allow for a new bathroom without causing a loss of light to the rear garden/courtyard or to the neighbour.*

### ANSWER:

Existing building.

## 6 IS IT NECESSARY TO RETAIN OR ENHANCE ANY LANDSCAPING OR BOUNDARY FEATURES? IF SO, WHY?

*Example answer: The existing hedge will be retained to protect our privacy when using the conservatory/extension.*

**ANSWER:**

New timber fences will be provided to the rear amenity areas improving privacy.

**7 HOW HAVE YOU ENSURED THAT ALL POTENTIAL USERS WILL BE ABLE TO GAIN ACCESS TO THE PROPOSAL INCLUDING THE YOUNG, ELDERLY AND DISABLED PEOPLE?**

*Example answer: The width of the doors will accommodate disabled access as required by building regulations.*

**ANSWER:**

Any new internal doors will be of a width that will comply with Part M of the Building Regulations. New electrical fittings will be located in a zone above 600 from floor level and below 1200 in compliance with Part M of the Building Regulations.

**8 OTHER INFORMATION IN SUPPORT OF YOUR APPLICATION**

*Example: Explain why the proposal is required*

The proposal aims to create two new dwellings from the existing former pub, which are in a sustainable location, within walking distance of the town centre while also being close to the train station and bus stops. This is in line with the Cornwall Climate Emergency DPD policy document. The proposed amenity areas will provide outdoor space for the enjoyment of the occupants which will include planting opportunities together with storage for refuse bin, recycling & cycle storage.