

## DESIGN AND ACCESS STATEMENT

for

Change of Use from single Dwelling Into Two numbers Dwellings

At

King's Court

Southwell,

NG25 0EL

Nottinghamshire

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## 1.0 The Site

Kings Court is residential area providing retirement housing built in 1971. They usually one-bedroom flats. Kings Court neighbouring with Southwell Market Square which Southwell Town Council holds every Saturday. Kings Court is located in town centre and lies on the boundary with Conservation Area. Nearby is public parking with access of Kings Street, also close to the main retail streets of King Street, Queen Street, Church Street and Westgate.



Site extent and red boundary line above and proposed site plan on picture below



## 2.0 Design Approach

The development involves the change of use of existing one four-bedroom flat to two spacious one-bedroom flats. External elevations remain unchanged. Most of the ground floor consists of Community Centre which is not included in the planning application and remains unchanged. There is staircase to the first-floor flat which is now proposed to serve two flats. Both flats would be equipped in kitchen/dining room, living space, one bedroom, bathroom and storage. Proposed GIA for flat 01 is 48m<sup>2</sup> and flat 02 72m<sup>2</sup>. Front yard would be improved with new block paving finishes, tree and two benches all to match Market Square area opposite the building.



View of the existing front and side elevation



*Existing parking at the front of the building*



View at side and rear elevation



Rear Elevation photo



Kings Court, two new parking spaces proposed to the left

Full details of the plans and elevations are indicated on the following drawings:

- 656-SGA-XX-ZZ-SL-A-0001 P1 Existing Site Plan
- 656-SGA-XX-ZZ-DR-A-0002 P1 Existing Floor Plans
- 656-SGA-XX-ZZ-DR-A-0003 P1 Existing Elevations as Proposed
- 656-SGA-XX-SL-DR-A-0004 P1 Proposed Site Plan
- 656-SGA-XX-ZZ-DR-A-0005 P1 Proposed Floor Plans

### 3.0 Pre-App Advice

The pre-application enquiry for this development has not been requested.

### 4.0 Access and Approach

King Street is located in the heart of Southwell and there are several local shops and boutiques. The access to Kings Court is from King Street, and Kings Court leads to The Ropewalk via a Private Road.

On site there are currently 4 parking spaces along the front facing elevation of the building. Based on NSDC SPD parking requirements 2 existing parking spaces serve the existing one four-bedroom flat and this proposal provides two extra parking bays for the residents.

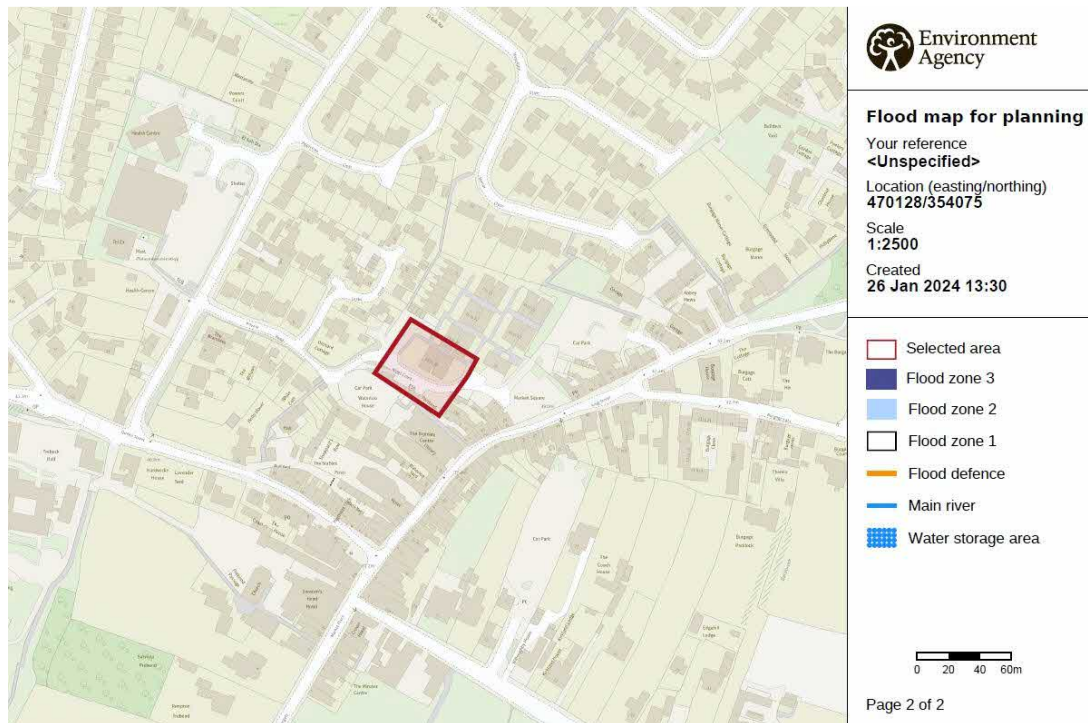
Recently new bin stores have been provided for residents in the area. There is also existing storage for mobility scooters which is positioned along the rear elevation.



Existing storage

## 5.0 Flood Risk

Kings Court and surrounding areas are classified by the Environment Agencies Flood Mapping as FZ1, an area with a low probability of flooding.





## 6.0 Conclusions

There is high demand for affordable and social housing within this area and as such requirements for one-bedroom accommodation. This proposal would also create two further car parking spaces along with an updated frontage area with new benches and block paving.