

Channel Design Ltd

Design and Access Statement

for

Planning Application at;

850 Woodborough Road,

Mapperley,

Nottingham.

NG3 5QQ.

17. Jan. 2024

Introduction

This Design & Access statement accompanies a planning application at 850 Woodborough Road. The application includes the change of use of part of the shop to a 1 Bedroom Flat with entrance porch and the addition of 2 enclosed balconies.

Situation and Use

850 Woodborough road is located on the corner of Woodborough Road and Robinson Road. The building currently consists of a single retail unit on the ground floor. With a single 3 bedroom flat located above across the first and second floor.

Amount of development

The proposal are to convert the rear two rooms of the shop unit to a 1 Bedroom flat and add a small entrance porch to the existing side door. The retail unit will be refurbished and a new canopy formed to the existing shop front. This canopy is to improve the weather protection to the front of the shop and in particular the cellar below. The existing flat is to be retained and refurbished including upgrading its thermal performance and EPC rating inline with current regulations.

Conclusion

The proposed site is in a sustainable location close to local shops and amenities. The existing use as both retail and residential is to be retained and a small 1 bedroom residential unit created to the rear.

Currently the property has 2 parking spaces to the front of the property which are to be retained. There is also on street parking on Robinson Road.

The proposal are a simple and sympathetic scheme to bring back into use a currently empty building. They will bring the residential accommodation up to current building regulations in terms of energy use, thermal and fire performance as well as creating an additional one bedroom unit. In addition the commercial unit will be renovated and refurbished to allow it to once gain contribute to the local area. As such the proposals are we believe in accordance with both national and local policies and should be supported and recommended for approval.