

## Design and access statement

### 4-10 Tulketh Street – Southport

Job Ref 428-05

Date 02-2024

The proposal is for the conversion of the First floor area into 4No studio apartments, including access from the rear and roof-top amenity space. All Ground floor areas to be retained as retail units.

Current;

The site is located in an area designated as Southport town centre and a primary shopping area.

The First floor areas are currently un-used by either retail unit, with no internal access, these First floor areas are never likely to be utilised for retail, or any associated commercial uses.

Since the proposals retain the existing Ground floor retail, and do not compromise the vitality or viability of the area, they comply with policy ED2 of the local Plan.

Local Plan HC4 – conversion/development for flats is permitted where it will not cause harm to either;

The character of the area

Living conditions of either the occupiers of the property or for neighbouring properties

Since the existing fabric is being retained/restored, particularly the frontages onto Tulketh Street, the proposals do not cause harm, and maintaining the existing building fabric would be a positive to the character of the area.

The SPD defines requirements to provide suitable living conditions for the occupiers;

- All flats exceed the minimum area defined for studio flats
- Each habitable room have reasonable outlook and prospect. Since the proposals are for Studio apartments, they are a single habitable area, with outlook over Tulketh Street. Each flat also has outlook to the rear, flats 01-03 have approx. 11.75m outlook onto a blank wall approx. 8.50m high relative to the floor level of the flats. Flat 04 has limited outlook to the rear, approx. 7.60m onto a blank wall approx. 2.75m high relative to the floor level of the flat, the higher blank wall is 11.75m from the rear window. Since flat 04 has limited outlook to the rear, an additional window has been added to the gable, this provides outlook over the single storey structures adjacent to the site.

The proposed rear amenity area is approx. 90sqm, providing sufficient space for each flat as a communal area. There is limited outlook from this space due to the enclosing walls of adjacent properties, however, this area will receive direct sunlight, and due to the surroundings is extremely private.

The proposed development does not affect any neighbouring properties

Development;

The proposals retain as much of the original fabric as practical.

The existing roof is in poor condition, so the proposals include removal and replacement of the roof finishes. The existing roof finishes are to be re-used onto the Tulketh street frontage to maintain the character of the building.

The right hand rear outrigger has a low eaves Ht, to provide usable headroom across the floor area, a new flat roof is proposed, extending over the new access stairs to provide protection and external lighting to the access/exit route.

The blocked up openings to the rear are to be re-instated, with new frames, any other amended or new openings to include new frames, cill and head details to match the existing openings.

The external fabric of the building is to be lined to ensure compliance with fire, thermal and acoustic requirements to meet the current Building Regulations.

A new floor to be formed over the existing to ensure adequate fire, acoustic and thermal performance to meet the current Building Regulations. This also avoids disruption to the Ground floor retail units, and ensures the new Floor level is above the raised deck to the external amenity space.

Pre-app comments;

Application reference DC/2023/00611

This application was based on 4No 1 Bed flats, with a flat layout of bedroom to the rear, and a separate Kitchen/ dining/living room to front.

The Pre-application response noted that the principles of the proposed development were acceptable, but considered that the outlook to the rear for the bedrooms was not acceptable.

The proposed layout has been amended to studio flats, overcoming the rear outlook concern.

Additional information has also been included;

Enclosing wall heights relative to the proposed floor level to the flats

Cycle and refuse storage

New paving, lighting and secure access gate for the access/exit route at Ground level.

The Pre-app also noted the proposal is car free, a MASA statement is to be provided as part of the planning submission to identify all public transport provisions, and car parking locations.

Conclusion;

The proposals do not impact on the existing retail units, maintaining the viability of the town centre shopping area.

The preservation and maintenance of the existing building fabric will ensure the appearance and character of the area is maintained, whilst residential use will help maintain the vitality of the town centre.

The revised proposals for studio flats ensures the living conditions for occupiers is acceptable, and therefore the proposals meet all planning issues.