

Monday, 4 March 2024

Design and Access Statement

38-38 North Street, BrN1 1RH

This application is made for change of use for second and the loft for residential use with revision to the roof.

Use:

The floors are vacant for the past year since the retail unit on ground and first floor is in use. It is noted second and loft to be used for storage purposes prior for many years but the internal improvements and alterations required due to current condition of the floors and loft space. The form of the building is to remain and alteration to the roof will allow the internal height to be suitable for Space Standards (NDSS) and Policy DM1.

Location:

The building is within the Old Town Conservation Area. North street is a busy street that locals and visitors benefit from the retails within the part of the town. The south-east side of the building is the Ship Street where it is pedestrianised.

Appearance:

The application for change of use will not cause any effect on the existing appearance of the building itself as the proposed new roof implicates the current form of the existing roof with use of same materials and finish.

Access:

There are two separate access points. Access on North Street allows the direct access to the retail units from ground floor. Additional access from the Ship Street has a direct access to the rear of the building that allows direct access to the second floor.

Previous applications:

First and second floor rear extension, installation flue and amended fire exit staircase to rear, alterations to windows on side elevation and associated alterations. - BH2022/01928
Approved