

## **4/5 EXCHANGE BUILDINGS**

### **HIGH STREET**

### **PETERSFIELD**

## **DESIGN AND ACCESS STATEMENT**

### **General Design Considerations**

The proposal involves the refurbishment of the interior of the property and the change of use from office accommodation to the provision of a two bedroom flat at first floor level and the creation of a second floor one bedroom flat in the form of a loft conversion. The ground floor will be retained as a retail outlet.

The property is beginning to fall into a state of disrepair through non-use, with the slate roof in need of replacement to avoid the potential of more damaging deterioration to take place.

The change of use will allow the building to provide much needed starter home accommodation and allows the structure to be upgraded, eradicating any latent defects and improving energy efficiency, contributing to improving the environment, with no significant detriment to the heritage site itself.

The deterioration of the fabric of the structure, includes a leaking slate pitched roof, this defect needs to be repaired to ensure any new work to the interior is not affected

It is therefore proposed to provide a new modern upgrade to the interior, together with a new roof. The two new flats will allow the internal elements of the building to be upgraded and re-furbished to a modern standard helping the environment. The two flats will provide open plan accommodation.

This is considered to be the better design approach, to provide a new modern facility and to re-vitalise the interior of the building within the unchanged outer shell and ensure it has a useful purpose, rather than allow it to fall into disrepair, requiring expensive renovation at a later date.

### **Use of Materials**

The general superstructure will remain unchanged, as will the windows to the front elevation street scene.

The main refurbishment will occur with the renewal of the roof with a new slate covering, to ensure all below it is unaffected by potential water ingress. There will be no significant change to the external elements of the building and the street scene will remain unchanged.

The roof and the existing windows are to be thermally upgraded to conserve energy.

### **Impact on Neighbours and the Street Scene**

There is no observable change from the front elevation on the High Street or by neighbours and the proposal will therefore, not impact the neighbouring properties in any significant way, particularly in terms of visual impact, over viewing or privacy.

### **Disabled Access**

The existing property is not conducive to access for all, due to its original period design, however the shop access has a fully compliant level access threshold via full width access door.