

Design and Access Statement

Application Site: 3 Commercial Street Camborne Cornwall TR14 8JZ

Date: 19th April 2024

Proposal: Conversion of a three storey retail unit into a three self contained two-bedroom flats with no changes to external elevations proposed

Applicant: Mr. MD Mamun UL Ghoni

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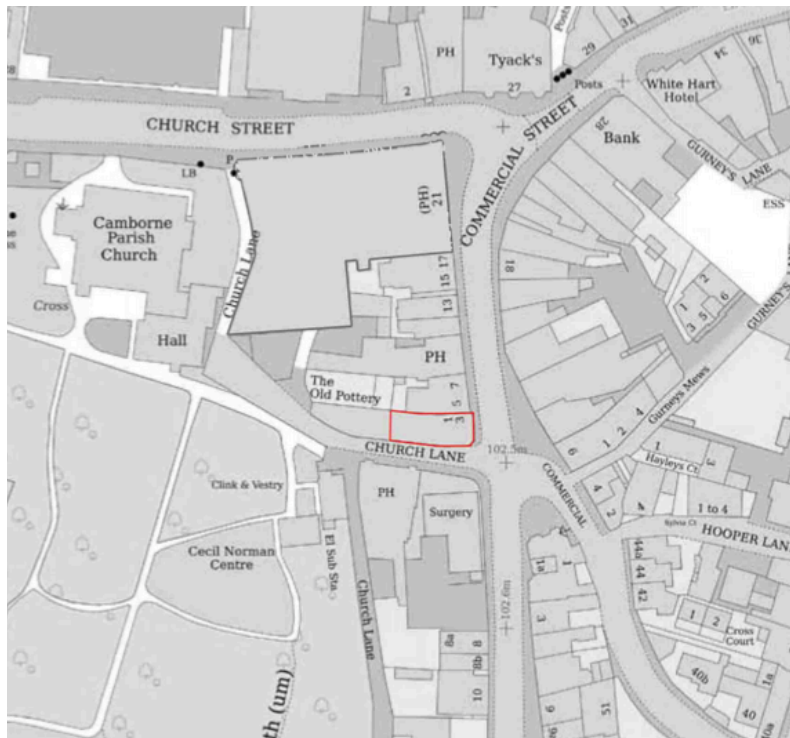
Introduction

The following statement has been produced to ensure that a high-quality development is achieved and more importantly that the proposed development respects this heritage asset and the local context that it will integrate within. The site is situated on the corner of Commercial Street and Church Lane. The three-storey building promotes the area with its external stone work, the existing architectural design of the external facades have a very positive impact on the visual amenity and therefore the proposal is retaining all exterior. The application is surrounded by a cluster of mixed designed buildings that can be found adjacent and opposite. The building currently does not fall inside the conservation area.

Existing Site

The application site has two entrances, the main entrance is located on the angles corner of commercial Street and Church Lane, the second access to the site is located on Church Lane, and there will be no changes to these entrances. The three-storey building is characterised with its predominantly off-white stone façade that fronts the High Street. The building has been previously used as a commercial site. Internally, there are no partition walls throughout all the floors. All the glazing throughout the building is in need of replacing due to cracks and damages

Site Location Diagram



Proposal

The proposal is to create three self-contained flats inside the property, the ground flat will be accessed through the corner entrance and the upper floor flats will be accessed via the side entrance located on Church Lane. Upon entering the side entrance; there will be the communal staircase leading up to the flats above, the entrance to the ground floor flat will be independent and only have access to the ground floor flat.

All kitchens, bedrooms and living rooms have been carefully designed to be stacked above each other; the internal routes of all flats have been designed taking into account a high quality living space, fitted storage spaces, cycle parking facilities, waste storage and collection aid has been provided for each flats.

No changes to the exterior is proposed

Construction and Logistics

The proposed development does not require any materials to be delivered by supplier or manufacturer. All the materials that will be required to complete the proposed development will be purchased and taken to site in one go prior to the commencement of works.

The application site is located within a well-connected public transport facility, and therefore the workmen appointed to complete the proposed development will be using public transport to and from the site.

The application site is currently vacant and will remain vacant until the proposed works are completed, the proposed works do not need any other machinery other than hand held tools and machinery, therefore the workmen will be leaving all tools and hand held machinery on site.

Waste Management Plan

All the waste as a result of the works carried out to build the proposed development including removal of debris will be managed to minimize the impact on the environment and the neighborhood.

Removal of debris

All removed debris to clear the site for working will be left neatly packed inside the property, and taken by appointed contractors via vans at suitable times.

The collection times of the waste materials will be arranged to avoid the rush hour traffic.

Any packaging materials or other waste materials will be left neatly inside the property and disposed of responsibly by appointed contractor

Site Photos





