

PLANNING, DESIGN AND ACCESS STATEMENT FOR THE CONVERSION OF PART OF SHOP TO FORM A ONE-BEDROOM FLAT

Context:-

This statement is prepared in support of the application made by Mrs. D. Graves proprietor of Salon 7 to explain the proposal for the Conversion of Part of the Hairdressing Salon to form a One-Bedroom Flat.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

The site lies on the eastern side of Hawthorn Road at the southern end of the Shopping Parade.

95, Hawthorn Road is currently a Hairdressing Salon occupying the whole of the ground floor with a Flat occupying the 1st floor.

The area of the shop taken to form the flat are rooms surplus to the necessity of the Salon.

The existing side alleyway door will become the front entrance to the Flat.

Amount:-

The proposal will take 32 sq. metres of floor area resulting in the Salon area decreasing from 82 sq. metres to 50 sq. metres.

Layout:-

The proposed flat will be to the rear of the Salon overlooking the garden area.

Landscaping:-

No alterations will be carried out.

Appearance:-

The only alterations to the external appearance is the replacement of the rear sliding patio doors to French Doors with glazed side panels and the removal of the existing rear door and window combination to form a window.

Access:-

There is no vehicular area.

Conclusion:-

The formation of the One-Bedroom Flat will make habitable use of redundant rooms in the Salon.