



DESIGN AND ACCESS STATEMENT

RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM A2 'DOCTORS SURGERY' TO C3 '2 NO. SELF CONTAINED FLATS'

133 KINGS ROAD
BLACKBURN
BB2 4PY

Use

The site is situated on Kings Road, a short distance from the junction of Livesey Branch Road. The property is constructed in local brickwork dressed in natural slate roof covering and built circa 1900's, the property faces Kings Road but is attached to a block of terrace houses. The previous use of the site was a Doctors Surgery but the use ceased a few months ago as the practise became less practical and the patients transferred to the main Health Centre situated on Barbara Castle Way. The property location is close to a primary commercial district with clusters of residential housing adjacent and beyond. The property comprise of an elegant terraced property which was previously used as a dwelling then converted to a Doctor's Surgery when the need arose and now being converted to 2 no. residential flats. There are broad ranges of community facilities within 5 minutes walk of the application site in question. The property benefits from 2 no. separate bills for Council Tax.

Amount

The proposal entails **no** additional extensions to the host property and no external alterations are proposed as the proposed owners wish to keep the heritage of the property and its character unblemished. Internal modifications have taken place in liaison with Pennine Lancashire Building Control to create 2 no. Self contained flats as simply, the use for the Doctors Surgery ceased to function and the patient numbers dwindled.

Layout

The layout of the Ground Floor is positioned as such that it faces Kings Road and comprises of a spatial arrangement internally with the primary entrance being from this elevation. The layout of the proposed dwelling is very linear with a lobby area leading to the ground and first floor flats. An existing garage in-situ will be demolished and the remaining space used for Amenity purposes for the benefit of the occupants of the flats.

Scale

The building is **not** altered in size externally but rather keeping within the fabric of the existing property.

Landscaping

There is to be no landscaping in this application.

Appearance

No external changes or alterations are proposed within this application; however the applicant proposes the property to remain in its current state externally preserving the current character and appearance of the property and the nearby properties in the vicinity.