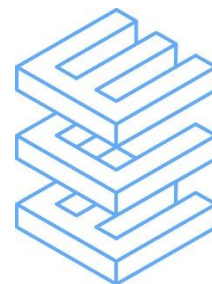


Client	Cayuga 013 LLP		
Project	Montague Centre		
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Author	S Lower	Checked	C Barker



Design and Access Statement

Introduction

The proposal seeks full planning permission for the change of use of the existing first floor from commercial (Use Class E) to residential (Use Class C3) to provide 9 dwellings. The development forms part of the wider Montague Quarter regeneration and builds upon extant permissions for residential accommodation above.

Layout

The scheme has been designed to work within the constraints of the existing structure, resulting in an efficient and logical arrangement of 9 units (5 one-bed and 4 two-bed). Units are arranged off a central corridor linked to existing cores, maximising usable floor area and legibility. All units exceed nationally described space standards and provide well-proportioned living accommodation with clear separation of private and communal space, as shown on the proposed first floor plan .

Scale

The development is entirely contained within the existing first floor and introduces no increase in height, footprint, or massing. As such, the proposal preserves the established scale of the building and townscape.

Appearance

External alterations are limited to the insertion of new first-floor windows. These have been carefully positioned to align with the established fenestration pattern of the approved upper floors, reinforcing the building's architectural coherence across all elevations. The design approach reduces areas of blank façade and enhances visual activity while preserving the character and appearance of the Conservation Area.

Access

The additional nine flats would be fully integrated into the approved residential development and would share the same access arrangements, circulation cores, lift provision and means of escape as the consented scheme. All access arrangements would comply with relevant Building Regulations, including Approved Document M.

Conclusion

The proposal represents a logical and well-integrated extension of the approved development, making efficient use of underutilised floorspace without altering the building's scale or character. It delivers high-quality residential accommodation in a sustainable town centre location, with a design approach that is both sensitive and functional.