

DATE 12/9/14



SUNDERLAND PEACOCK

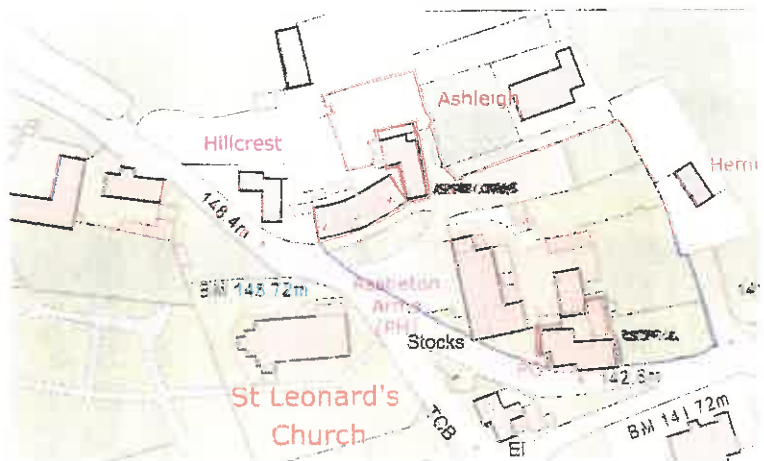
ARCHITECTS SURVEYORS

Heritage Statement  
Former Post Office and Shop  
Downham

320140784P

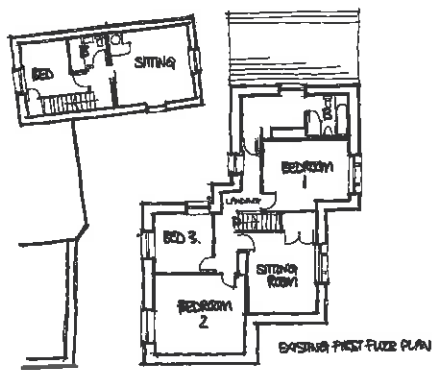
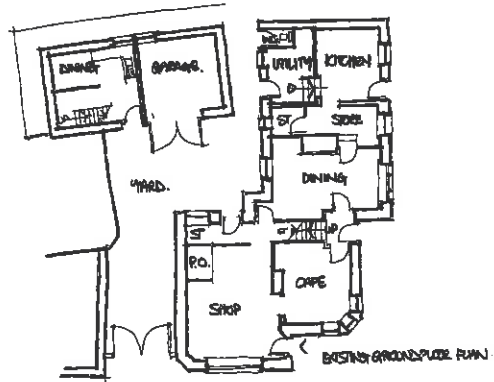
To be read in conjunction with change of use application from shop/domestic residence to café shop and 5 No. ensuite bedrooms within the building.

The shop and residence are located immediately adjacent to the Assheton Arms and will be run as part of the operation based at the Pub.



Location Plan

The shop/café will provide the usual service of a café with occasional food demonstrations by the Head Chef of the Assheton Arms. The bedrooms will be accessed via existing outside doors with the guests booking and collecting keys from the Assheton Arms. The rooms will be refurbished to a high standard with ensuite bathrooms constructed within existing spaces.



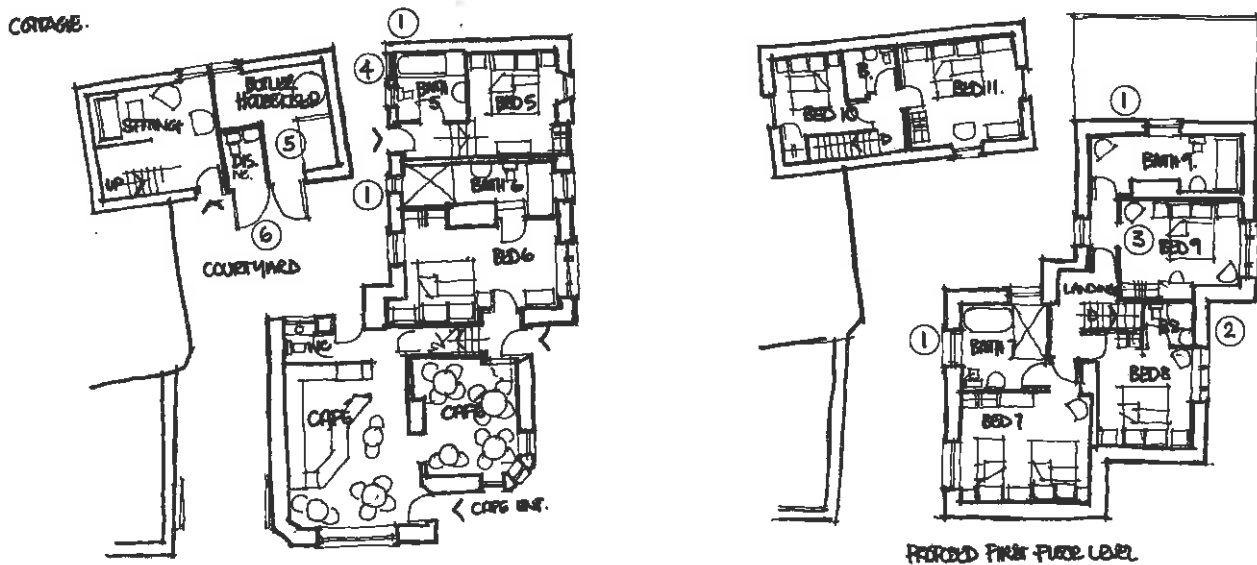
Existing Plans

### Bedroom 5, Ground Floor Kitchen

Forming this room requires the removal of a redundant outside toilet and the creation of a bathroom from the former utility room at the rear. The front door onto the lane has already been blocked up/locked shut. Drainage and service connections are simple as they already exist.

### Bedroom 6, Ground Floor

This room utilises the existing dining room from the domestic accommodation using a current storage area as the bathroom. The door from the kitchen will be blocked and the store fitted out. A further door from the dining room into the rear of the shop will be blocked and access to the room being via the current front door onto the lane. The room will be refurbished.



Proposed Plans

### Bedroom 7, First Floor

This is currently a bedroom and the proposed ensuite bathroom will be formed from a smaller adjacent bedroom with the current bedroom door relocated to create a single outer door. The services are adjacent to the proposed bathroom. Both rooms will be refurbished.

### Bedroom 8, First Floor

This is the currently domestic living room. An ensuite bathroom is to be inserted into a cupboard over the stairs. The room will be refurbished.

### Bedroom 9, First Floor

A current bedroom with the proposed ensuite being the present bathroom to the property. Other than refurbishment the proposals entail repositioning an opening in a stud wall plus closing up the present bedroom door and fitting a new door to the corridor.

No external alterations will be incorporated.

Duncan N Isherwood RIBA  
11<sup>th</sup> September 2014