HPK/2010/0548

DESIGN & ACCESS STATEMENT

for

Ladygate Construction

Proposed New Shopfront, Internal Alterations and Change of Use

66 Market Street, New Mills

27 OCT 2010

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10.29
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PLANNING APPLICATION :
66 MARKET STREET, NEW MILLS
PROPOSED NEW SHOPFRONT, INTERNAL ALTERATIONS & CHANGE OF USE

1.00 DESIGN STATEMENT : ASSESSMENT & LOCAL INVOLVEMENT

1.01 The proposals relate to the construction of a new shopfront and internal alterations to form a refurbished estate agency office, and associated work.

1.02 Until recently, New Mills had three estate agents. Two of these closed down and a second agency office has since opened. This Application is to form an office (A2 use classification) from a former dry cleaner's premises (A1 use classification), for a third estate agency.

1.03 Market Street is in New Mills conservation area, and comprises a thriving local trading and business centre. The premises were formerly in use as a dry cleaning business, with self contained residential accommodation above and to the rear, and were purchased by the Client following a period when the building was vacant. During this time some stripping out had been carried out, resulting in the building suffering a degree of neglect.

1.04 The proposals seek to restore the street frontage with a remodelled façade in the traditional style to match other refurbished premises on Market Street. Care has been taken to match materials and appearance to help restore the integrity of the local streetscene.

2.00 DESIGN STATEMENT : EVALUATION & DESIGN

2.01 The project works comprise :

1. Removal of the present shopfront, and any remaining internal ground floor features as necessary to form the new layout.
2. Installation of new plinth/shopfront as indicated on the drawings.
3. Provision of new signage to the new shopfront.
4. Remedial works and internal alterations to the self-contained residential accommodation.

2.02 Care has been taken to use sympathetic materials to match other recent new shopfronts on Market Street, and the style of the new shopfront is to be traditional.

2.03 The alterations and improvements indicated will enable a vacant building to be brought back into commercial use to the benefit of the other Market Street traders and to the local community.

2.04 The self-contained apartment is to be repaired and the internal layout improved to suit contemporary living. It has the use of amenity space to the rear, with ample space for refuse and recycling bins.

2.05 The new office will have space internally for refuse and recycling, with any waste removed by authorised persons to registered waste disposal/recycling facilities.

3.00 ACCESS STATEMENT

3.01 In common with many local shops, there are steps up from the footpath into the premises, and there is no possibility to alter this situation. However, to proposals improve the existing situation by :

3.02
1. The use of an entrance recess, allowing for a degree of sheltering from the weather whilst coming and going.
2. The provision of widened entrance doorway, which would be alarmed, to obtain assistance from a member of staff should any client or customer require help in gaining access.

Once inside, the estate agency is at one level.

3.03 The premises are located on the busy Market Street, which is convenient for local public transport. There is on street parking on the street.

3.04 Basic sanitary accommodation is indicated on the drawings for the estate agency, as space is at a premium. There is no need for a full wheelchair accessible toilet as the premises are unsuitable for wheelchair users.

3.06 The intended occupiers of the estate agency – Ian Tonge Property Services – has a policy to provide home visits and consultancy if this is more convenient for clients and customers, and much of the advertising and information transfer is carried out over the internet. Thus the inability to fully access the premises is countered by the flexibility of working practices.