

PDA GROUP



PRICE DINSDALE ASSOCIATES LTD
CHARTERED ARCHITECTS

ACCESS STATEMENT

For

***CONVERSION OF DWELLING
TO GUEST HOUSE***

At

57, WEST ROAD, BUXTON

May 2011

Conversion of Dwelling to Guest House at 57, West Road, Buxton

Supporting Access Statement – May 2011

1 Introduction

The site is located toward the western end of West Road, near its junction with Bath Road, in the town of Buxton, which is the largest town within the area of the Peak District National Park. The proposed development is situated in a long established and popular part of the town, in a predominantly residential neighbourhood, but with a minority mix of business, retail and leisure uses. The premises are set back and above the south side of the carriageway, forming the western end of a short terrace known as Hartington Terrace. West Road is part of a major road link south of Buxton town centre, linking the A6 and A52, two of the principal approach roads to the town from the south and west.

The front façade of the building stands well back from the road, and significantly higher than the back of the footpath abutting West Road. Vehicular access to the premises is via a short service road, Trinity Stables, and pedestrian access is via a pathway leading from West Road to the frontage of the terrace. There is also a public footpath abutting the west elevation to the property, linking West Road to Trinity Stables, and separating the property from the adjoining Belvedere Terrace. The premises have remained essentially unaltered internally for over fifty years, and the new owners intend to use the property as a “period” guest house. Pre-App discussions have been held with the Planning Authority, from which it would appear that the LPA is broadly supportive of the proposed alterations.

2 Access to Public Transport Networks

As a major link route through Buxton, West Road is accessed in terms of bus services by both local and sub-regional services. The site is also only around 500m from Buxton Market Place, the town's main public transport hub, where taxis are also available virtually on a 24/7 basis.

Buxton's railway station is situated around 1 Km from the site, giving access to the regional and national rail network, via a frequent service to Stockport, Manchester, and beyond.

3 Access to Local Amenities

The town's principal shopping street and main retail mall (Spring Gardens Centre), complete with banks, building societies etc., is situated less than 1Km from the Application site. The secondary retail hub, Buxton Market Place, is only 500m from the site, and includes open air market, supermarkets and a wide range of retail outlets, as well as Banks, Post Office, several Public Houses, and many convenient cafes, restaurants, and fast food outlets.

There are three GP medical practices and two dental practices within easy walking distance of the site. Buxton Hospital, with its Minor Injuries Unit, is approximately 1Km from West Road.

Primary, Junior and Secondary State schools all lie within 500m for the site.

Well-maintained footpaths, many of considerable width, but all of a minimum of 1.8m wide, connect the main pedestrian routes from the town centre and other amenities to the site in the most direct way.

All light-controlled pedestrian highway crossing points in the vicinity of the site are fitted with audible warnings, and the local authority has introduced dropped kerbs and tactile paving at most if not all highway junctions in the town, in order to assist the mobility or sight-impaired.

4 Access Within and Around the Site

The principal pedestrian access to the property is from the West Road frontage, up a long and sloping footpath within the curtilage of the Terrace, and is unsuitable for non-ambulant access. However, the garden area to the rear of the premises, off Trinity Stables, can readily be reprofiled to allow essentially level access for the infirm and/ or non-ambulant direct from the new car parking area.

However, it is important to stress that there is no guest accommodation on the ground floor suitable for non-ambulant or mobility-impaired visitors. The size of the proposed guest rooms and en-suite facilities on the two upper floors would, however, be adequate for non-ambulant visitors if the owners wished to provide appropriate means of vertical circulation, such as a stair lift.

Adequate external amenity area is maintained in the proposals, to the rear of the premises, to be provided in the south-facing yard area. From this yard area, and the adjacent proposed new parking bays, pedestrian access is available down the west side of the premises, directly to West Road.

The Application drawings indicate two separate gates to the rear amenity areas. At present there is one entrance only. The second entrance is currently the subject of negotiation with the owners of West Road House. Should these negotiations fail, then access to the West Road House driveway would be via the existing single gate, which would serve the rear of both new dwellings.

It is envisaged that delivery and emergency service vehicles will normally use the West Road frontage, whilst refuse collection vehicles, will use the Trinity Stables access, with refuse bins located in the rear amenity area.

5 Vehicle Access & Parking

Prior to this date, there has never been any on-site parking associated with this property. Car owners rely on parking along Trinity Stables, which is fairly heavily occupied during the evenings, but virtually deserted during the day.

The new owners intend to incorporate on-site parking for three vehicles to the rear of their garden area, with direct access from Trinity Stables. With three intended lettable bedrooms, this parking will fully accommodate the needs of the guest house.