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LOCKSIDE DESIGN PARTNERSHIP

ARCHITECTURAL + HISTORIC BUILDING CONSULTANTS
Lockside Mill, St. Martins Road, Marple, Stockport, Cheshire SK6 7BZ.
Telephone 0161 427 7721 Facsimile 0161 427 7722

# Design and Access Statement

## Albert Street, Hadfield

For

M Winterbottam

Replacement Workshop to Dwelling – Rebuild



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## 1. INTRODUCTION

1.1 This Design and Access Statement has been prepared by Lockside Design Partnership in support of planning application submitted on behalf of M Winterbottam for change of use from disused workshop to a dwelling, rebuild for ease of construction.

1.2 The application site includes the workshop (dairy distribution). The application has been submitted to High Peak Borough Council, the local planning authority responsible for taking development control decisions affecting the site in question. The property is identified on the location plan.

1.3 The planning application is for the Change of Use and extension to secure the continued long term future of the premises as a viable domestic use. The works include:

a) rebuild of existing stone building in cavity construction off new footings

b) proposed front extension.

1.4 This Design and Access statement has been prepared by Lockside Design Partnership on behalf of M Winterbottom, the owner of the property. The structure of the statement is as follows:-

- A brief appraisal of the planning history
- A brief appraisal of the design aspects of the proposal (including use, layout, scale, appearance and landscaping); and
- A brief appraisal of the access related aspects of the proposal

## 2 PLANNING HISTORY

2.1 The application has been submitted following extensive negotiation between the applicant, their agents and the local planning officers. Discussions began in January 2010.

2.2 The last application to be submitted on this site was by the current owner as follows:-

HPK/2010/0265 – Change of Use from workshop to dwelling at rear of 32 Station Road, Hadfield Grant 5.8.10

2.3 This application is effectively a resubmission of the above consent (HPK/2010/0265), identical apart from the existing walls will be rebuilt from new footings and cavity wall construction

## 3.0 DESIGN

3.1 The design is to match the consent in place HPK/2010/0265 in it's entirety apart from the rebuild from new footings of the existing walls.

3.2 The appearance of the property will remain similar with repair and rebuild materials selected to match existing in terms of size, texture, shape and so on. The condition of the building will of course be greatly improved by the works and will undoubtably enhance the building.

3.5 The proposed extension has been designed so as to sympathetic and sub servient to the main building, almost secondary to the original. Although being a perminant structure built in stone to be as or similar to existing.

3.6 There are soft lansdcaping work associated with the proposal scheme and these are shown on the landscaping drawing.

## 4.0 ACCESS

4.1 The building is in a highly accessable location. It is readily accessable on foot and the pedestrian environment in the vicinity of the site is good. The application site is well positioned for public transport. There is a bus stop within 250m of the site and with a bus stopping regularly.

4.2 Travel to the site is possible by car and parking is available on site and across the road in the free public car park.

4.3 The proposal involves the provision of a disabled ramped access to the front door, by means of raising the exisitng access path and laying to falls to a gradient of 1:20. The proposed toilet at ground level also allows for a new disabled (part M compliant) for disabled users at ground floor.

## 5.0 CONCLUSION

5.1 The proposed change of use will allow the conitued use/occupation of the property.

5.2 The new toilet will allow for a disabled toilet and the existing concrete path will have gradients introduced to allow access for the disabled, something not considered in the past.

5.3 Bin storage will also be catered for to the northern most area of the site.

5.4 It is therefore trusted that the council will look favourably on the proposal, although if any issues are indentified then these should be raised with the agent for the application at an early stage.