HPK/2012/0032

Design and Access Statement

26/30 Union Road, New Mills.

PROPOSAL; To incorporate 2No 1 bed Flats into the rear of 2No vacant shop units at the lower end of Union Road in New Mills.

Retail frontage to be retained onto Union Road with access to the new flats from the existing residential development at the rear, thus retaining the retail nature of the Union Road frontage.

SIZES; The existing shop units are approx 73m2 each and have remained empty for several years.

The proposed units are 21.8m2 and 27.7m2 . It is proposed to market these smaller units as "start-up" units for new retail/business use with affordable rental and to encourage new business in New Mills.

The 1bed Flats will complement the existing development of 2bed flats to the rear of the shop units, which currently has full occupancy

APPEARANCE; The existing Shopfront will be retained (traditional decorative timber surround and facia) with minor alteration to incorporate a new shop door.

ACCESS; The shop units are accessed directly from pavement, as existing.

The Flats will be accessed from the communal atrium in the existing residential development.