HPK/2012/0037

LOCKSIDE DESIGN PARTNERSHIP

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24 JAN 2012

Design and Access Statement

3 Sett Close, New Mills, High Peak

For

Mr N Walker
Alpha Construction and Development Ltd

To Retain a Change of Use approval of Existing Building to Single Residence and Conditions HPK/2011/0026 and Single Storey Rear Extension



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1. INTRODUCTION

1.1 This Design and Access Statement has been prepared by Lockside Design Partnership in support of planning consent applications submitted on behalf of Mr N Walker Alpha Construction and Development Ltd for the Retention a Change of Use approval of Existing Building to Single Residence and Conditions HPK/2011/0026 and Single Storey Rear Extension

1.2 The application site includes the former beauty parlour, and attached land. The applications have 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 attached at Appendix 1.

1.3 This Design and Access Statement should be read in conjunction with the drawings numbered 11/M34/01

1.4 This Design and Access statement has been prepared by Lockside Design Partnership on behalf of Mr N Walker Alpha Construction and Development Ltd, the owner of 3 Sett Close, New Mills, High Peak

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 June 2009.

2.2 The last application to be submitted on this site was by the previous owners the photographic society as follows:-

HPK/2007/0323 – Change of use from former 'organic shop (freezer centre) to Beauty and Holistic Centre Grant 2007

HPK/2010/0639 – Change of Use to two dwellings
Withdrawn 2010

HPK/2011/0026 – Change of Use to one dwelling Grant 2011

2.3.1 The site lies within the central area of New Mills and the property stands alone. The site currently allows for pedestrian access and has two car parking spaces existing, this shall remain.

Although the property stands within the Conservation Area, the building is not listed.

Since the original approval HPK/2011/0026, the applicant has purchased more land at the rear in order to provide a greater area for amenity, garden space etc.

3.0 DESIGN

3.1 Although the property has been marketed and advertised, no long term tenancy or sale on the basis of the previous planning use class could be be secured. It is considered that the dwelling will contribute positively to the attractiveness of the area and site.

3.2 A three bedroomed dwelling has been provided with minimal external alterations, any additional stone has been sourced locally.

3.3 Windows and doors are painted hardwood, sliding sash. To be as or similar to nearby similar approved by the conservation officer.

3.4 The appearance of the property has remained 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 within the conservation area.

3.5 The proposed extension has been designed so as to sympathetic and sub servient to the main building, almost secondary to the original.

3.6 A lawned area has been provided to the rear of the property to provide amenity space. The hardcore parking area to the side has been upgraded with aggregate.



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 every twenty minutes connecting the site with Stockport and all stops in between. There is also a train route close by into Buxton and Manchester.

4.2 Travel to the site is possible by car and parking is available either on site or within the public car park to the rear.

4.3 Consideration has been given to the property by the applicant with regards to the disbled discrimination act and although a wc has been provided at ground floor level and access can be gained from the rear we cannot provide access from the front door due to the levels on site.

5.0 CONCLUSION

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

5.2 The new extention to the rear provides a dining room off the kitchen and allows access into the garden.

5.3 Bin storage has also been catered for in the service area to the western 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.

5.5 In granting permission for the change of use, it will bring back to the public eye the historical feature of the building.