HPK/2012/0296

DESIGN AND ACCESS STATEMENT

29 MAY 2012

AMOUNT:

The proposal is a mixed use development consisting of 37 retirement apartments (10 x 2 bed & 27 x 1 bed) and 8 retail units, 225m^2 of office space and 230m^2 of A4/A5 floor space as per submitted plans.

LAYOUT:

The layout is set out in 3 separate blocks, the largest of which is retirement apartments with 2 retail outlets on the ground floor. The other two units are fronting the street scene as per plan. The maximum height of the apartments aligns with the ridge of Bridge House (on Market Street), with the other two units following the scale and mass of the adjacent properties. The proposal achieves a high density development requirement.

SCALE:

The scale of the proposal reflects that of both the street scene and existing riverbank elevations as was previously discussed with local Planning & Conservation Officers.

LANDSCAPE:

The landscape proposals retain existing soft landscape components and at Full Planning the Applicant intends to marginally add to this together with a lighting scheme. Much of the remaining site will be hard landscaped for car parking and service vehicles with pedestrian access. Some natural stone walls will be erected as shown on plans.

APPEARANCE:

The proposal indicates use of local natural grit stone with blue slate roofing together with some rendering. Much of the hard landscape will be finished in tar macadam with some cobble sets and flag stones. A management company will direct the overall management of the development and its site. The general elevational appearance will reflect the local typical riverbank mill scene.

ACCESS:

The general access to this proposed development will be by a vehicular/pedestrian from Chapel Street alongside Lomas and Company office car park. A separate pedestrian access will flow through the site from Market Street to Chapel Street giving the public a ready access and creating a retail link from Market Street to Chapel Street. This link will be secured at night.