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PLANMART

PLANMART ARCHITECTURAL DESIGN CONSULTANTS
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High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.

Design and Access Statement: Proposed construction of 9 No. terraced houses at Platt St, Padfield, Glossop. SK13 1EB.

The Site:
The site is situated on Platt St at the edge of the industrial area set between the terraced houses of Platt St and the relatively new residential development known as Rhodes Top which is a development of two and three storey detached, semi detached and terraced houses with a block of three storey flats at the front of the site . It is set below Platt St and presently has vehicular and pedestrian access from the common road leading into the industrial area from Platt St.
The site is presently occupied by David Oldham Car Sales, a local firm which has occupied the site from 1998, previous to that it was a haulage yard.

Current standing:
David Oldham Car Sales is, like most businesses in these challenging times experiencing a down turn in business and this is likely to continue in the foreseeable future. The core business is the sales of 4 wheel drive vehicles with sales approx. 40 to 50 vehicles sold per month up until about 4 years ago, this has now reduced to about 20.
The business cannot survive in it,s present location, it has therefore been decided that the best way forward would be to relocate locally to a more suitable site with a forecourt frontage. This, it is felt would revitalize sales enabling the business to maintain all the current staff and indeed may grow to employ more.

Proposal:
At present the site contains a large two storey building which houses workshop and offices for the business, this building is to be demolished.
The site lends itself to residential useage being sandwiched between the terraced houses of Platt St and the development completed approx 4 years ago known as Rhodes Top. It is therefore proposed to construct two blocks of terraced houses, one block at the western end of the site will be sited at the same level as Platt St with the front doors off the existing pavement and the larger block of six houses will be set at the current lower level of the site, set back from Platt St. at the same level as the Rhodes Top houses. Consideration has been given to visibility site lines to the existing vehicular access into the industrial area in consultation with D.C.C. Highways and the position of the terrace at the western end of the site is dictated by this.
The houses will be two storey, built in stone with slate roofs to match with the surrounding housing, doors and windows will be in PVCu.
The external finishes, elevation design and terracing of the houses has been planned to be sympathetic to area generally whilst incorporating modern building standards and requirements.
The houses will provide three bedroom accommodation although as can be seen from the floor plans it is likely the smaller bedroom will be used as a study or a bedroom for a small child. It is anticipated that the development will help to satisfy an increasing local demand for lower cost housing with adequate amenity space, located within easy access to public transport and shopping/service outlets.

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Access and parking:
Extensive consultation with D.C.C. Highways has been undertaken to establish that the site be best served by locating dedicated car parking spaces off the highway as shown, there are two spaces per dwelling with an additional two spaces for visitors, this will ensure no impact on existing parking space to the houses on Platt St.
In discussion with local estate agents it has been established that the parking provided is likely to be in excess of the requirements of the occupants, given the sites location within short walking distance to both train and bus transport.

Mr M Hambleton

Ref: 2399