REF 012-83-010

DESIGN AND ACCESS STATEMENT.

SCHEME PROPOSALS HADFEILD LEISURE RAILWAY STREET HADFEILD GLOSSOP October 2012



**Figure 1 Artist impression of completed development**

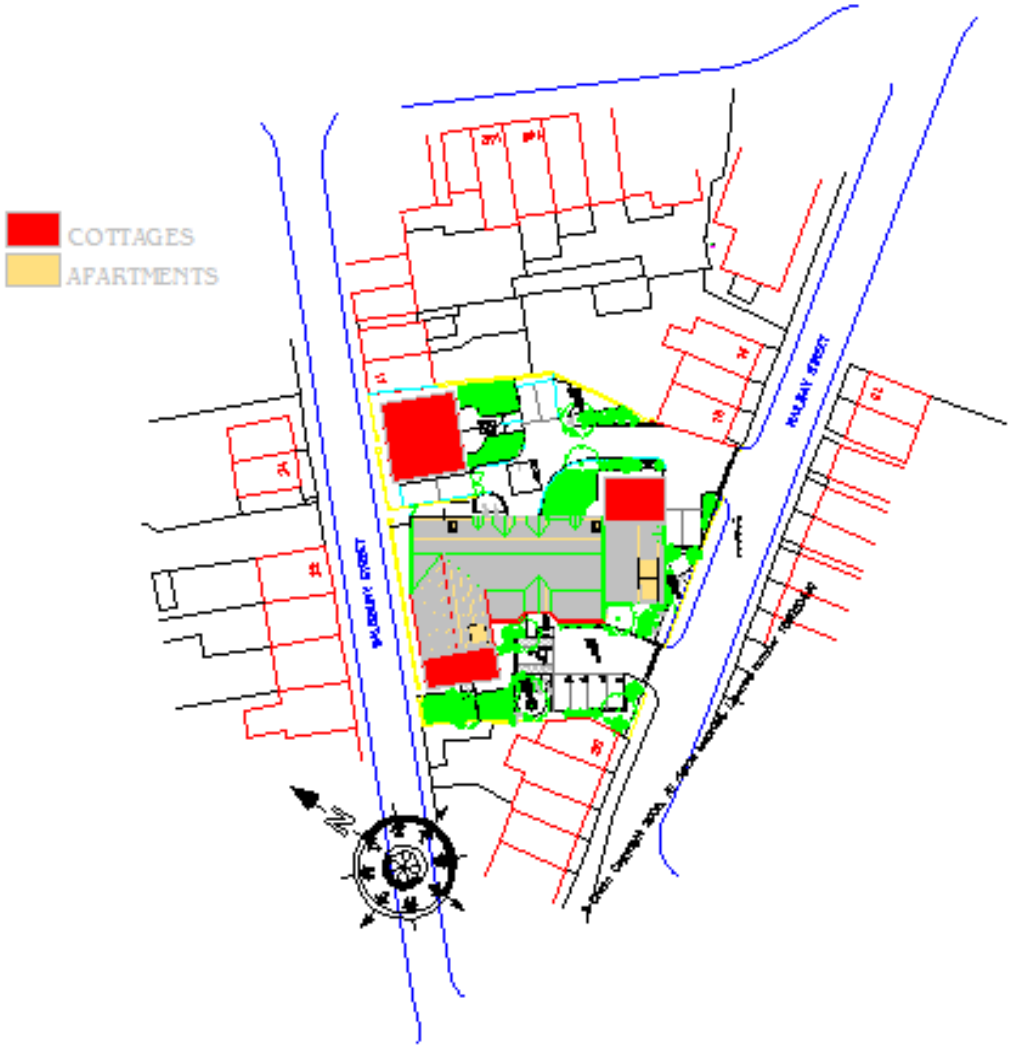


**Figure 2 proposed site plan**



views of existing building



Views of existing building

1.0 SITE HISTORY:

1.1

The Proposals sit in an established residential area of Hadfield with the existing Building comprising, A mixed use units Office Commercial and Leisure and residential all sited with in an ex stone schoolhouse which has been extended to provide additional facilities, the ex school grounds provides parking and servicing areas. Despite determined and continues efforts to make the existing facilities commercially viable unfortunately all efforts to date have failed.

2.0 PROPOSALS:

2.1

With due consideration to the efforts made to date the decision has been reluctantly made by the building owners to consider a redevelopment of the whole site to residential use to this end the proposals are to convert and extend the building creating 1, 2 and 3 bed accommodation, 14 No Units in total. Where any rebuilding of the existing structure is required all reusable external materials will be salvaged and reused in any rebuilding. There will be a new accommodation wing fronting Salisbury Street built at right angles to the existing main building this wing will also create a courtyard around the main Entrance for all apartments with the development set in landscaped grounds which will maintain and enhance the existing street scene to Railway Street and Salisbury Street. The proposals also allow for 2 No new 3 bed cottages fronting Salsbury Street to the east of the existing

building with, frontage to Salisbury street careful attention has been paid to the design of the 3 bed cottages which would contain many of the features of the adjacent stone cottages along Salisbury street with the advantage of a modern internal layout and energy efficient building materials and methods  there would be an additional benefit of secure off street parking for each cottage has been achieved by utilising the existing vehicular entrances sited on railway street which provides access to the rear of the proposed dwellings.
The proposed new build cottages would sit behind the existing stone boundary wall which would be kept being reduced in height and restored were necessary. It is envisaged that there would be three openings created or modified from existing openings within the wall frontage to create pedestrian access to the new build cottages and recycling/ refuse facilities for the apartments.

2.2 NEW MATERIALS:

Walls: Derbyshire grit stone as existing main building

Roofs: slate effect conc. interlocking tiles.

Windows: high quality Upvc double-glazed.

Doors: Simple boarded doors finished in Oak.

Cills heads & features: art stone to match cottages.

3.0 PARKING:

3.1

The Parking to all dwellings will be accessed from the two existing vehicular access on Railway street. There will be 6 secure parking places available in the lower ground floor of the apartments, secure cycle facilities will also be provided in the lower ground floor parking there are also 5 surface parking spaces in the new entrance courtyard including 1 dedicated disabled space. The 3 bed cottages will all have 2 No parking spaces each. Each cottage will also have an area to the rear of each property with space for a shed to provide secure storage for cycles.

4.0 ACCESS:

4.1

The Dwellings created by the conversion of the retained part of the existing building will have level access from there respective parking areas.

4.2

The New build dwellings sited along Salisbury Street will have level access by the creation of new access points positioned in the existing retained and restored boundary wall. Each

access point will lead on to a level hard standing created behind this boundary wall and to the front of each dwelling.

## 5.0 DESIGN:

**Fig 3 Proposed new build views along Salisbury Street.**

5.1

The conversion of the existing retained part of the building with a layout that seeks to utilise existing window openings, reopening them where possible original openings long since in filled. In doing so restoring this part of the building to its former glory.
5.2 The New build cottages will contain details which are seen in the existing original stone cottages including art stone corbels at eaves level they will also contain some details seen in the existing building.



Fig 4 Proposed views along Sailsbury Street.



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