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Design and Access Statement (inc. Sustainability Issues)

Proposed Alterations and Conversion at:

1-3 Lambsgate Surgery, Hadfield, Glossop

Full Planning Application

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1. Introduction

1.1. The following Design and Access Statement accompanies a full planning application to High Peak Borough Council for conversion from an existing doctors surgery into a Retail unit and 2 no. ground floor apartments.

1.2. This document also combines sustainability issues setting out the basis and framework of the design to ensure a development that compliments the local amenity that is sustainable and accessible for all.

1.3. This statement is a combined document relating to 2 no planning applications for number 1 Lambsgate and number 3 Lambsgate.

2. Background

2.1 The site covers an area of 0.0247 hectares (247m^2) and is situated on the corner of Lambsgates and Station Road, Hadfield, just outside the town center of Glossop. The site levels slope from Station Road down Lambsgate quite steeply.

2.2 The site is in need of improvement and general maintenance to bring the site up to a suitable standard for living purposes.

2.3 The site is completely private and within the current occupants ownership, including the fenced off areas to the front and rear of the property.

2.4 There will be no rights of way or public pathways affected by this development.

2.5 The Site is within a mixed use area although predominantly residentially associated with the Town Centre environment, with public parking within 30m of the site.

2.6 The site has been subject to planning applications some time ago for converting and extending the buildings from dwellings into the doctors surgery that is currently on site.

Previous Applications

HPK/0002/2279– 17.10.84 – Proposed extension to Doctors Surgery, 1 Lambsgate.
Approved

HPK/0002/5241- 26.02.87 - Proposed extension to Doctors Surgery, 1 Lambsgate.
Approved

HPK/0002/5989- 13.10.87 – Change of use from dwelling to form Doctors Surgery, 3 Lambsgate
Approved

HPK/0003/5261- 04.03.96 – New entrance and disabled access, 1 Lambsgate.
Approved

HPK/2012/0215- 25.04.12- Change of use from Doctors Surgery to Dwelling, 5 Lambgates.
Approved

2.7 The property of 1 Lambgates has been a doctors surgery since its first use. This is now to be converted into a Retail unit and 2 no. apartments. Number 3 Lambgates was previously a dwelling and is now to be converted back into a dwelling. This has been completed for the adjacent property, number 5 Lambgates which used to form part of the surgery also. This has therefore set the precedent for converting the current surgery into dwellings.

2.8 The structural integrity of the building has been reviewed and it is suitable for the conversion into dwellings subject to building regulations and planning approvals.

3. Description of Proposed Development

3.1 The conversion will be built using traditional materials appropriate with the urban context.

3.2 The proposed overall footprint of the development is not affected.

3.3 A small retail unit will be created at the end of the row utilising the existing level access. This will be ideal for a small company starting their business from.

3.4 Plot 1 and 2 for 1 and 2 bedroom apartments within the remainder of the existing single storey building. This does not require any extensions but it will require the introduction of new entrances and internal alterations.

3.5 3 Lambsgate is to be converted back into a dwelling but retaining the current staircase arrangement. This allows for a better layout to the dwelling and will make the building works easier to carry out.

3.6 The front entrance porch to 3 and 5 Lambsgate will be divided by extending the party wall line. This is currently subject to a party wall notice with the neighbouring owner.

4. Layout & Design

4.1 The proposals will not directly affect the adjacent neighbouring properties on Lambsgate due to the proximity and location of the existing buildings.

4.2 The existing front entrance to 3 Lambsgate provides level access as does the access to the proposed retail unit. The new access to plot 1 will provide level access by way or a new ramp to the front elevation. This is to be formed by re-opening what was once a doorway. The new access to plot 2 will be provided by way of an ambulant stepped approach due to the existing floor level of the unit and the existing footpath with falls away steeply at this location. The doorway is formed in place of an existing window opening.

4.3 The proposed windows are to match the existing visual styles and are to be uPVC type that are prominent in the surrounding buildings and the particular buildings.

4.4 The floor areas utilises living accommodation following best practice to maximise floor area whilst providing high quality accommodation.

4.5 The overall design of the building is based on a traditional style, utilising detailing around windows and door openings to match the existing and also surrounding buildings.

4.6 The accommodation has been scaled and designed to provide suitable family living thus preserving the use of the existing building and bringing families to the borough.

4.7 The bin stores can only be kept at the front of the properties, as there is little or no area to the rear of the buildings.

4.8 There is no provision for parking for the units as the building occupy 95% of the site. This has not changed since the units were previously dwellings, and as the development is within a town centre location it should not pose an issue.

5. Community Involvement

5.1. The engagement of the local community in the planning process is recognised by PPS1 as vitally important to planning and the achievement of sustainable development.

5.2. The level of community involvement should be directly related to factors such as the level of controversy, scale of development and the sensitivity of the site.

5.3. The proposal is for the conversion of an existing building into varying accommodation and retail space. This will maintain family living within the borough and also offer the opportunity for a new business to open in the area. The surrounding area contains mainly residential properties of varying sizes and shapes. The site is not considered to be in an environmentally sensitive location and will not adversely affect nearby residents.

5.4. The application has not yet been discussed with the planning authority but will be subject to full public scrutiny and consultation during the application stages. Owing to the scale of the development and proposed use, it is not considered appropriate for further consultation to take place beyond the nominal interface already proposed.

6. Maximising Economic Opportunities

6.1. The proposed development will lead to the replacement of an unsightly, dilapidated building in need of modernisation. This will enhance the character of the area.

6.2. The proposed development will provide traditional and attractive floor space, will increase family lifestyle while also improving the vitality of this part of the town centre. The proposed development will increase the number of dwellings in the town and retail units, improving amongst other things, the viability of retail and leisure uses, improving the evening economy of the town by way of the occupants.

7. Resources and Pollution

7.1. The approach to design helps to minimise demand for resources i.e. water and energy. It is important that consideration is given to the efficient use of the land and resources in order to reduce the impact of the development on the environment.

7.2. As there is little increase on site of the size of the building it will not significantly increase on site demand for resources and energy. It is important that whilst providing homes, the impact on the environment is substantially reduced, by the use of energy efficient appliances in conjunction with high levels of thermal insulation.

Land and Existing Buildings

7.3. The proposed development is situated on a busy road in a sustainable location as it is just outside the town centre of Hadfield, Glossop and walking distance of the shops and facilities as well as the public transport facilities provided by the railway and bus routes.

7.4. The small building currently on site is capable of being converted to accommodate the proposal.

7.5. The residential and retail scheme is in a sustainable location. This accords with current national planning guidance and will provide residential development that will minimise the need to use Greenfield land and will encourage sustainable patterns of transport.

Energy and Climate Change

7.6. The development is of medium density although it still provides good useable garden areas. This sustainable location will minimise the generation of polluting gases as it provides a location where residents have convenient access to shops, services and employment by modes of transport other than by car.

7.7. The building will contain glazing with a U value of at least 2.0 in line with current building regulations standards. The proposal will also contain high specification insulation within cavities, the floor and the roof.

7.8. Overall the proposals represent a development, which will reduce the usage of energy by targeting the main sources of heat loss. The development will therefore reduce carbon emissions and the impact on the environment.

Waste

7.9. The proposed scheme adopts best practice in its design and construction in order to minimise waste generation. This will help to minimise the impact on the environment as well as reducing financial construction costs.

7.10. Bin Storage is to be designed to minimum standards to encourage the use of local recycling points (which are within 50m of development).

Materials

7.11. The developer will aim to source material for the proposed development from the local area to match the existing building where this is practical.

8. Access and Linkages

8.1. A key aspect of sustainable development is improving access to facilities such as employment, retail and local services.

8.2. The proposed scheme is near the town centre and therefore benefits from convenient access to local facilities. The location will therefore allow residents to live a more sustainable lifestyle.

8.3. The dwellings and retail unit will have disabled access into the primary storey incorporating the provisions of the building regulation standards for access for disabled people and will be fully accessible to all.

Integrating Land Use and Transport

8.4. The proposed development is entirely in keeping with national planning policy and within a town centre. This makes an efficient use of the land, adds to the vitality of the centre as it helps to encourage use of the town centre beyond shop opening times, and reduces the need to travel. Indeed the location of the site will allow residents the opportunity to live, work and relax within their own neighbourhood.

8.5. Further, the site is within reasonable walking distance of both the railway station and is close to a number of bus routes.

9. Creating Safe communities

9.1. At present the building is in use but will be closed in due course. The proposal is to modernise the building to accommodate living accommodation thus sustaining the use of the building.

9.2. The proposals have been designed with natural surveillance in mind. For instance, the main areas of the building have windows with views onto the surrounding streets and all elevations facing onto the street contain windows at each level where possible. The proposals for family living use provide active ground floor usage throughout the day, forming the basis for sustainable passive defensible measures as advocated within general development guidelines.

Health and Safety

9.3. The contractors will adhere to current health and safety guidelines to ensure the safety of both the public and the employees on the site.

10. Natural Environment

10.1. In meeting national guidance on efficient use of land and sustainable patterns of development, the scheme will not materially affect the level of amenity of the surrounding area.

10.2. Given the relatively small size of the site, and its location, there is no real scope to address wider landscape issues within the Borough, apart from ensuring that the scheme contributes to the local amenity by visually enhancing the street scene.

11. Local Character and Heritage

11.1. The building is in a prominent location and requires the proposed works to bring the property back into a more sustainable use.

11.2. The proposed development will enhance the property and preserve the viability of the building for accommodation while retaining the character and appearance of the existing building

11.3. The proposal fits in with the building line, height, scale and massing of surrounding buildings in the area, and respects the setting of the site. The building materials to be used to construct the scheme will produce a building that fits in with the character of the area, vastly improving the current appearance of the area.

12. Conclusion

12.1 This design and access statement has been used to inform the design process and continues to develop with the scheme.

12.2 As the report demonstrates, in preparing the proposed development, considerable thought has been given to addressing Accessibility and Sustainable Design. Further, the location and proposed scheme fits in with the type of sustainable development as promoted in national, regional and local guidance.

12.3 The proposed development is a significant improvement on the original building in terms of visual amenity, safety, massing and scale.

12.4 The site is relatively small the development and will have no significant impact on the street scene or surrounding buildings.

12.5 The development use will provide a basis for town centre living in line with national guidance on sustainable development and we therefore demonstrate that this proposal be granted approval.