HPK/2013/0192

HIGH PEAK
23 APR 2013
BOROUGH COUNCIL

LOCKSIDE DESIGN PARTNERSHIP

ARCHITECTURAL + HISTORIC BUILDING CONSULTANTS
Lockside Mill, St. Martins Road, Marple, Stockport, Cheshire SK6 7BZ.
Telephone 0161 427 7721 Facsimile 0161 427 7722 Web www.locksidedesign.co.uk

Albert Street, Hadfield, Glossop

Mr M Winterbottom

Proposed 2 Bed Dwelling



Planning, Design and Access Statement

Planning, Design and Access Statement

1.0 Introduction

1.1 Lockside Design Partnership have been instructed to prepare this Design and Access Statement in support of the planning application for the Proposed 2No 2 Bed Dwelling at Albert Street on behalf of Mr M Winterbottom.

1.2 The Design and Access Statement has been prepared in accordance with the Department for Communities and Local Government (CLG) Circular 01/2006.

1.3 The circular sets out requirements for how Design and Access Statements should seek to describe the design process, covering the design principles and concepts that have been applied to the proposed development and how access issues have been addressed. As such it is structured as follows:-

- Section 2 sets out the context of the site, including relevant design policies at the national and local level.
- Section 3 discusses the design aspirations of the development highlighting the design objectives and key principals.
- Section 5 details the access requirements
- Section 6 provides a summary and conclusions.

1.4 This statement should be read in conjunction with the other supporting documents which have been prepared as part of the planning application submission which includes the following:

- 121/M10/01 plans and elevations as existing
- 121/M10/02 plans as proposed
- 121/M10/03 elevations as proposed

2.0 Site Description and Context

2.1.1 The land fronts both Albert Street and private land in Hadfield and is a currently a detached double garage.

2.1.2 The land occupies a private location within Hadfield, and is not highly visible to other residents and through traffic.

2.1.3 The property on the site is currently a detached double garage, with internal workshops and a flat roof space.

2.1.4 Station Road/Albert Street area in Hadfield itself is predominantly residential and is walking distance away from the local shops and amenities, including health centre, chemist, grocery store, bakers, newsagents, park, playing fields, sports clubs, churches, public houses, village hall, restaurants and food outlets. The application site in Hadfield town centre, which has a full range of retail stores, supermarkets, leisure centre and all main public services.

2.1.5 The off road parking associated with the property is provided by the virtue the onsite building is a double garage, although there is a public car park adjacent, and the property enjoys excellent transport links.

2.1.6 There are a number of employment opportunities in the immediate area, including a dairy, car showroom and workshop and retail jobs. In addition the proximity of bus routes ensures that Glossop is easy to commute to.

2.1.7 There is demand for two bedroom dwellings in the Hadfield area; The on-line estate agent "rightmove" alone lists 62 properties of this type that have been sold in the last 12 months

3.0 design aspirations of the development highlighting the design objectives and key principals

3.1 It is the intention of the applicant to demolish the existing garage property to make one high quality, affordable, modern family home, ideal for first time buyers and new families. It has been decided that one number two bedroom dwelling would be more in keeping with Hadfield (terrace style of houses) rather than a substantial 4-5 bedroom property.

3.2 There is provision to provide new off road parking for two vehicles, the existing property currently has no off road parking (apart from within the garaging). Parking on the road is a regular occurrence in Hadfield due to the high number of terraced properties within the area, and there is sufficient space for two cars to park off-road at the front.

3.3 The wheelie-bin storage will be built behind the existing garden wall to the front of the property, this will ensure that the bins are not immediately visible, but are easily accessible for the occupants.

3.4 The proposed building can be easily added to the existing property on Albert Street (currently owned by the applicant).

3.4 The garage currently has significant structural issues; which will be addressed by the applicant in demolishing the building. This will make good structural issues that would eventually impact on the adjoining property.

5.0 Access Arrangements

5.1 The proposed new entrance doors give access from the front elevation at almost floor level, making access for the disabled much easier.

5.2 There are currently bus stops almost directly outside the property with bus routes to Glossop and Hyde. As well as the timetabled bus routes these stops also act for pickup and drop offs for all the local schools services.

5.3 The new occupants will be encouraged to utilise the bus routes available.

6.0 CONCLUSION

6.1 The proposal seeks to provide affordable accommodation more befitting of Hadfield in the way of a smaller terrace type property. The proposal also provides a more attractive property for this position in Hadfield.

6.2 Access for the disabled and infirm to each property will be greatly improved over the existing arrangements in line with the Lifetime Homes Standard.

6.3 We hope the Local Authority will support the application, but if any further information is required please do not hesitate to contact Lockside Design Partnership.