HPK/2013/0267

Amended Design & Access Statement for Residential Conversion of 3, Lightwood Road, Buxton. RLM592/DAS

HIGH PEAK
20 MAY 2013
COUNCIL

Introduction

This application is being submitted on behalf of my client and concerns the conversion of a vacant property (formerly a Dentist's Practice) into three self contained flats, with communal facilities to the rear.

It is understood that the property remained vacant since the Dentist's Practice relocated to other premises in Buxton. According to available information the property was first offered for sale in October 2010 by Bagshaw's Estate Agents.

Recent Planning History

The application to convert the property (Ref: HPK/2011/0633) was approved on 4th January 2012 and a subsequent application for the discharge of planning conditions was made on 7th June 2012. This application has yet to be determined by the Local Authority as there seems to be concerns regarding the choice of materials for the external windows and doors, as per an email from Faye Gaskell – received on 16th July 2012, who dealt with the original change of use application.

Further guidance has been sought from Faye Gaskell via two emails dated 24th July 2012 and 4th October 2012, but to date no further response has been received. (Copies of these emails are attached for clarification).

Design

The design sought to utilise the available space within the property in an economic way whilst retaining and enhancing the external appearance of the property with improvements to the front elevation in particular.

There is no off street parking available to the property due to it's location as part of a terraced row but the close proximity of the town and nearby car parks mean that the property is well served, especially as local bus and train routes are plentiful.

It is still my clients contention that Condition 3 does not prescribe the choice of material to be used and that there are clear presidents for the use of pvc, not least the adjoining property. In addition it is quite clear that the majority of timber joinery along Lightwood and Fairfield Roads are poorly maintained or have been replaced with pvc because of the cost and difficulty of the constant maintenance required.

The Planning Officer has stated that they see this area as an improvement corridor but also concedes that the Local Authority have had little or no control over the change of

materials that has taken place to date (and that can take place in the future). The policy to seek timber replacements seems therefore to be a misguided one in many ways. The Local Authority as part of an improvement scheme offered grants to residents on Fairfield Road some 25 years ago, to retain, refurbish and repaint joinery – a scheme that I was personally involved with. Take up was very poor and it was clear that residents had little appetite to retain timber doors and windows, which suffered from the dirt and dust generated by the constant traffic.

Little seems to have changed and without an Article 4 directive being in place I cannot see matters changing. It is for the these reasons that my client feels justified in requesting pvc as the material of choice.

Access

Access to the properties will be as per the plans - All electrical sockets and switches, etc. will be installed to comply with Approved Document M.

Robert L McGuinness
Principal – RLM Associates

8th May 2013

RLM 592

Subject: Fwd: Discharge of condition 3 on HPK.2011.0633 5 Lightwood road Buxton
From: Robert McGuinness <robertmcguinness@aol.com>
Date: 18/07/2012 07:54
To: nicholas john wood <nick@nickwood2.wanadoo.co.uk>

Morning Nick,

Your comments please!

Regards,
Robert.

Robert L McGuinness MRICS
Chartered Surveyor - RLM Associates
Tel: 01538 381122 Website: www.rlmassociates.co.uk

The email contains infomation which maybe confidential and is therefore intended for the addressee only or anyone authorised to receive emails on behalf of the addressee, if you are not either of these then you are not permitted to copy or use it or disclose it to any third party. Please think about the trees before you print this email. We cannot guarantee that any attached file is free from viruses, therefore please run virus-checking software and check files thoroughly before opening.

-------- Original Message --------
Subject: Discharge of condition 3 on HPK.2011.0633 5 Lightwood road Buxton
Date: Mon, 16 Jul 2012 14:59:41 +0100
From: Faye Gaskell <Faye.Gaskell@highpeak.gov.uk>
To:'Robert McGuinness' <robertmcguinness@aol.com>

Robert,

I refer to your recent request to discharge condition 3 on HPK/2011/0633, I regret that Upvc is not a suitable material for the proposed replacement windows and am unable therefore to discharge the condition.

Given that the ground floor window, and first floor bay, are larger than most of the nearby openings, and the site is within an improvement corridor then painted timber will be required, as outlined within the orginal planning application. Although some properties have upvc in the surrounding area we are unable to control existing development and indeed many of these windows will not have planning consent. It is the Councils policy where possible to improve the visual appearance of an area, particularly in prominent locations within the improvement corridor.

I trust this is of information, if I can be of further assistance please contact me,

Kind regards,

Faye Gaskell
Planning Officer
Development Control
High Peak Borough Council & Staffordshire Moorlands District Council
(HPBC: 01298 28400 ext 3656)
(SMDC: 01538 395400 ext 4120)

RLM 592

Subject: 3, Lightwood Road, Buxton.
From: robertmcguinness@aol.com
Date: 24/07/2012 11:47
To: Faye.Gaskell@highpeak.gov.uk
CC: nick@nickwood2.wanadoo.co.uk, sue.ashworth@highpeak.gov.uk

Morning Faye,

Further to your email of 16th July I can confirm having sent a copy to my client for his comments - suffice to say he cannot see the logic in your statement that timber should be used as Fairfield Road is an improvement corridor - having done a quick survey of properties up and down the road there seems to be 63 properties with pvc windows and doors fitted and 22 with timber (only two of which are in good condition). Also all properties from Charles Street to Lightwood Road are pvc, as are 1, 5-11 Lightwood Road and the Working Mens Club - many of these have been installed in the last 5 years or so. The application for change of use at 1, Lightwood Road was approved in September 2007 (HPK/2007/0570) with the use of pvc in lieu of timber?

My client is quite happy to install coloured pvc items rather than white or wood grain and is concerned that the installation of timber goods will not meet up to date requirements of the Building Regulations and give poorer sound insulation on what is a busy road. In addition timber will require ongoing maintenance and it is clear to see that poorly maintained properties on Fairfield Road detract from its appearance rather than improve it.

I would be obliged if you could reconsider your stance regarding the use of pvc in light of what is actually the situation in the area.

Regards,
Robert.

Robert L McGuinness MRICS
Chartered Surveyor - RLM Associates
Tel: 01538 381122 Website: www.rlmassociates.co.uk

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RLM 592

Subject: 3, Lightwood Road, Buxton - Ref: HPK/2011/0633.
From: Robert McGuinness <robertmcguinness@aol.com>
Date: 04/10/2012 16:59
To: faye.gaskell@highpeak.gov.uk
CC: nicholas john wood <nick@nickwood2.wanadoo.co.uk>, sue.ashworth@highpeak.gov.uk

Afternoon Faye,

You may recall that I emailed you on 24th July regarding the above planning condition, with particular reference to condition 3, to which I have yet to receive a response.

My client is keen to commence these works and for that reason he has asked me to about said email - when considering your response could you also take into account the fact that condition 3 only requires sectional details to be produced and does not stipulate timber.

Given the visual evidence on Lightwood and Fairfield Road it is clear that timber is not the prevalent material and where it has been used is badly maintained. With all due respect if you feel unable to reconsider your position my client has asked me to submit an application to vary the condition and ultimately go to appeal if that fails.

Regards,
Robert.

Robert L McGuinness MRICS
Chartered Surveyor - RLM Associates
Tel: 01538 381122 Website: www.rlmassociates.co.uk

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