HPK/2013/0480
HIGH PEAK
16 SEP 2013
BOROUGH COUNCIL

DESIGN AND ACCESS STATEMENT

THE PROPERTY

St Johns Hall is situated on Holker Avenue Buxton, a town centre location approximately 100m from the pedestrianised Spring Gardens shopping area. Holker Avenue is a private street and the property comprises solely of the building and does not include any surrounding curtilage. Despite the fact that it has large double doors to the front, it does not enjoy vehicular access since the whole of the frontage is in separate ownership and there are no vehicular rights of access. The building therefore only has pedestrian access.

The building comprises approximately 150 sq. m. at both ground and first floor levels with a single access stair to first floor. It is constructed of random coursed pitch faced natural gritstone with a blue slate roof and has dressed natural gritstone heads and sills to window and door openings.

THE PROPOSAL

It is proposed to convert the building into three 2 bedroom town houses as a 'Car Free Residential Development', since there is no on street parking outside the building. It is felt that this is justifiable for the following reasons:

- Since the building has no on street parking there is no potential for additional vehicles to detrimentally affect the safety and convenience of residents and occupiers on the street.
- The site is in the town centre approximately 100 m from the central shopping area, 200m from the closest bus stops, for both local services and services to other towns, and 500m from the railway station which has services locally and to into Manchester.
- There is on street parking on Holker Road for visitors with un-restricted length of stay.
- The proposal provides a conversion of an otherwise redundant town centre building to an acceptable and desirable use when considering regeneration
- A residential use has already been considered as acceptable in planning terms with the granting of planning consent in 2011 for 3 flats, 2 with 2 bedrooms and 1 with 1 bedroom. Whilst this approved development included two garages those were unusable with no vehicular access which it is understood was pointed out to the council at the time of the application by the owner of the adjoining land. Also, the Design and Access Statement which accompanied that application stated, in the Landscaping Section, 'St John Ambulance do not own any land other than the building in question'.

DESIGN

The conversion is achieved completely within the existing footprint of the building with no additions. It retains all of the first floor window openings and most of the ground floor openings in their present format however, one ground floor window is changed to a door and the large existing double doors to the front elevation are replaced with a single door and 2 windows.

The alterations, infills etc. will be carried out using pitch faced natural coursed gritstone to match existing and new window and door openings will have dressed natural stone heads and sills to match existing.

All replacement and new door and window frames will be manufactured in PVC to replicate the style of the existing original frames etc. at ground floor.

ACCESS

Access to the three dwellings will be suitable for disabled persons with level thresholds and accessible toilet provision is also incorporated at ground floor.