PLANMART

PLANMART ARCHITECTURAL DESIGN CONSULTANTS
53A HIGH STREET WEST, GLOSSOP, DERBYSHIRE, SK13 8AZ. TELEPHONE: 01457 863153.
E-MAIL: planmart@btconnect.com, WEB: www.planmart.co.uk

High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
31.10.2013.

Design and Access Statement: Proposed conversion of redundant stables and attached dwelling into one dwelling, behind No,s 7 to 13 Manor Park Road, Glossop.

The property is at present a small unoccupied dwelling with attached stables, the stables have been leased to the owners of the adjacent Hall Fold Farm for many years until he constructed his own stables and there are no other farmers in the area, making it redundant as a farm building since 2006. The building is grade two listed but is depreciating due to non use and will continue to do so, although the general structure is sound, making a sympathetic commercially viable conversion a sensible option to preserve it. It is sited in a residential area and there has been recent conversion of the adjacent farm buildings into residential useage, this proposal will continue the trend of change from basic industrial useage into residential and will ensure the amenity of the surrounding residents is preserved.
It should be noted that part of the building is already a dwelling and this proposal is to extend the residential area into the unused stables to make it one larger dwelling compliant with current living expectations and standards.
This application has been submitted previously but was withdrawn as additional criteria was required i.e bat survey and structural survey, these are now included with the application and the drawings have been amended to take into account the local authority planning and conservation officers comments, a further bat and owl survey will be undertaken before building work commences.
The applicant is aware of the importance of preservation of a building such as this and will ensure the conversion is undertaken in a manner to respect and conserve it,s character.
The planning officers comments on the previously submitted application concerned the right of way around the rear of the property as access to the rear gardens of houses on Manor Park Road, the applicant is aware of this and will ensure this right of way is preserved, proposed car parking to the conversion has been adjusted to achieve this as can be seen on the submitted drawing No. 2280-3.

Mr M Hambleton

Ref: 2280.