

Design & Access Statement for Formation of new external bin store and scooter store, rear extension to form new flat and conversion of current void space to form 2 new flats and a new treatment room at Corn Mill House King Edward Avenue, Glossop.

Statement Prepared by Robert Swain of Stonewater 21st May 2018.

The Applicant.

Stonewater is a Registered Provider with homes for social rent throughout England. We provide a wide range of accommodation ranging from Foyers for young people, General needs, Women's refuges and Sheltered schemes for the over fifty-fives.



Existing Front Elevation and Approach to the Building

The Existing Environment at Cornmill House.

The building currently provides 39 one bedroom sheltered flats for social rent to the over fifty-fives. Pending a successful planning application, the new flats will increase the number of flats to 43. However the resident who currently resides in the smallest of the existing flats will be offered one of the larger newly formed flats and his property will be converted to a guest room leaving a total of 42 habitable one bedroom flats.

The building is set on the slope of a hill and there are large voids in the foot print of the building. Converting these empty spaces into living accommodation will provide additional social housing living space with minimal impact onto the wider infrastructure of Glossop.

There is also a large patio to the rear which is rarely used as it receives no direct sun light. Extending the guest flat over this and converting this into a new flat will provide a more suitable residence for the tenant of the smallest flat which in turn will then be converted into a guest flat.

Further to this the surrounding hard standings will be upgraded to provide better facilities to house refuse bins which are currently on show and also an additional mobility scooter store allowing residents to charge their scooters securely outside of the building therefore removing a significant fire risk.

Proposal

There are 4 parts to our application.

1. Converting the three areas of unused void space inside the building to form 3 new residences and a communal treatment room for the 1 bedroom flats to use. This will provide housing to the ageing population and help meet the increased demand on smaller housing units as identified in the Local Plan. This will add the amount of to habitable space onsite without having any significant visual impact on the building or the surrounding area. Windows will be sited to match the existing window lines and will be constructed in similar materials to match the properties above. A small retaining wall will be built into the existing bank to allow both natural light into the properties as well as providing a view out of them.
2. Provision of six external mobility scooter storage with charging facilities. Our buildings were constructed at a time when mobility scooters did not exist. We are experiencing problems with residents using mobility their scooters and unable to get them into their flat, the residents park and charge the scooters in the communal hallways. This contravenes many regulations and introduces a fire risk to the building. In an attempt to resolve this and enable residents to stay in their homes longer Stonewater are providing external scooter stores and charging facilities. The new store is located on an existing hard standing and has been provided without the loss of any of the existing amenities. Providing this facility will aid the residents access into the local amenities without use of cars or other vehicles.
3. Extending the existing guest flat over the current un-used hard standing patio. This will provide additional suitable accommodation to meet the local social housing need for the over 55's. This will be done to match the existing construction of the property with reconstituted stone external leaf and matching rainwater goods therefore protecting the character and distinctiveness of the building and wider market town.
4. Forming a new external refuse store. The building was constructed a time before recycling waste was a norm. Now the amount of bins provided to the scheme are greater than the capacity of the existing internal bin store. It is therefore proposed to create a new bin store softened from view by an Ivy living wall to the front of the building to house 1 refuse bin and 1 recycling bin.

Impact on the Site

Stonewater has given consideration to the impact of this proposal on the character of the site and concluded that there will be no adverse impact as the drawings demonstrate. The new flats built on the existing foot print are contained within the existing building; the scooter store will be a much needed additional facility at this scheme and can be sited without the loss of any amenities, the extension will match the existing construction and will be sited on an area of the building rarely used and of little benefit to the residents and the new refuse store will be sheltered by a living wall making it appear to be just a hedge as is currently on in the proposed location.