

Design and Access Statement

PROJECT

Proposed Change of use from Class E to 2 No C3 apartments and associated works.

ADDRESS

72 Albion Road New Mills

APPLICANT

Senior Projects Contracting Ltd.

Contents



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Introduction

- This statement is produced in support of a FULL planning application.
- This application seeks consent for Change of use from Class E to Class C3 to form 1 Apartments and associated work..
- No 72 is not listed but does represent non-designated heritage asset, situated within Thornhill Conservation Area the buildings are deemed to possess a medium degree of importance.
- No 72 is in Flood Zone 1 according to EA guidelines an FRA is not required and in this respect is a sustainable location.
- No 72 is NOT within a Conservation area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Local Development Plan for this site comprises the High Peak Local Plan(2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

HIGH PEAK LOCAL PLAN 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S3 Strategic Housing Development
H1 Location of Housing Development
H3 New Housing Development
EQ6 Design and Place Making
CF6 Accessibility and Transport

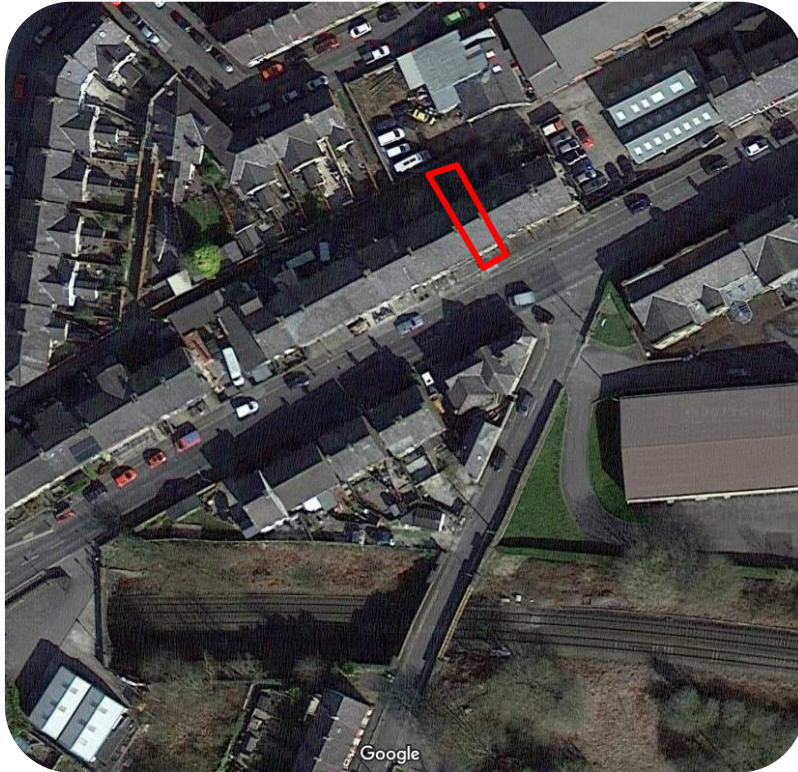
NATIONAL PLANNING POLICY FRAMEWORK 2021

Achieving Sustainable Development Chapter 2
Delivering a Sufficient Supply of Homes Chapter 5
Promoting Sustainable Transport Chapter 9
Making Effective Use of Land Chapter 11
Achieving Well Designed Places Chapter 12

PLANNING HISTORY

HPK/0000/6558 New Shop Front and Window – APPROVED 2000
HKP/2003/0680 Installation of roller shutter doors – APPROVED 2003

Site Evaluation



72 Albion Road New Mills

The application relates to No.72 Albion Road, New Mills; a split level terraced property of traditional characteristics constructed of a natural stone with a pitched slate roof.

The principal elevation fronts the public highway to the south east. When viewed from this direction, the building reads as a two storey building. At the rear of this the terrace reads as a three storey building as the site topography falls from the front to the rear, Each unit benefits from a rear yard area that is served by a shared access track.

The site lies within the built-up area boundary of New Mills and is not constrained by any sensitive statutory designation. The primary use of the premises was that of a retail out let at upper ground floor level. Above that at first floor level the space was used as administrative offices for the business. Below at lower ground floor level (accessed from the rear) was used as an incidental workshop to the retail function.

Design

BRIEF

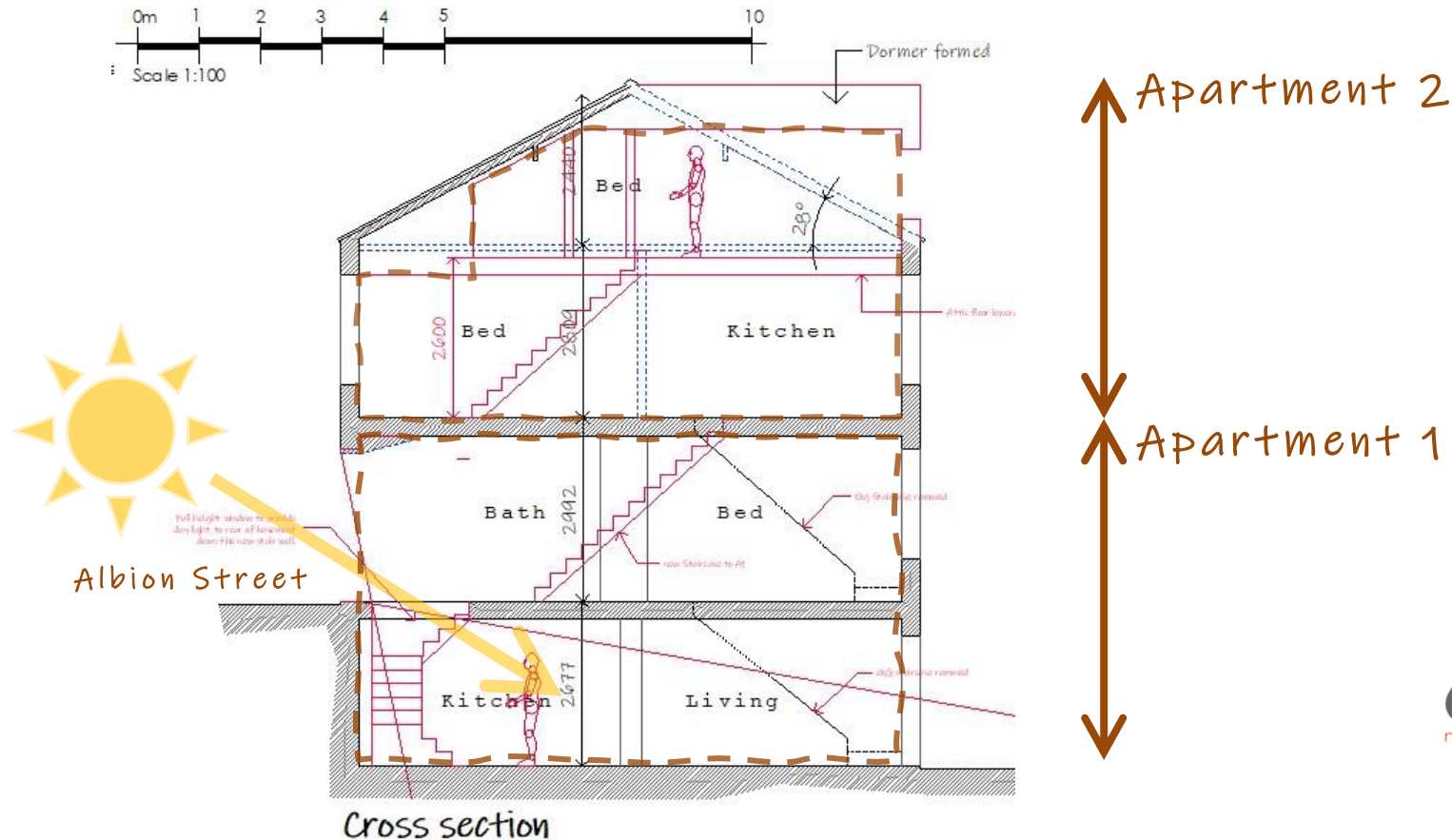
To create 2 No Two bed apartments

SOLUTION

Each of the apartments is split between two floors.

APARTMENT 1 has the living accommodation at lower ground floor level with the sleeping and sanitary accommodation at upper ground floor level where the main entrance is located. Additional daylighting is gained for the basement by allowing daylight to flood down the new stairwell from the new window on the principal elevation.

APRTMENT 2 is access from the principal elevation on Albion Road a new staircase leads from the lower ground floor level to the first floor level where the living accommodation and (second bedroom) is located. To accommodate the master bedroom it is proposed to introduce a dormer window on the rear roof slope to provide additional space.



ACCESS

- Access to the site and building is unaffected by the development. The site is located on an arterial route and is therefore well connected for transport and services being close to the rail network and bus routes and a commercial shopping centre
- Refuse service of the site will rely on existing protocols currently operated on the site for collection of waste by the local authority.

