

DESIGN AND ACCESS STATEMENT.

1. The purpose of the proposed work is to create three private off-street parking places. The reason for so doing is that there is inadequate public on-street parking in the immediate area. Parking on Hartington Road being free and uncontrolled it is significantly used by those working in and visiting the town centre, the nearby Stewart Medical Centre and the Pavilion Gardens. The occupants of 16 Broad Walk are frequently obliged during the hours of 9am to 4pm to find parking as far away as College Road some 400m. distant. Moreover it is anticipated that in future there will be need for private off-street facilities for charging electric vehicles.
2. Materials are as described on plans. Visible walls will be faced in natural stone reclaimed from the site. By exception the relocated steps from Hartington Road may incorporate artificial stone reclaimed from the existing structure. Parking areas will be paved with natural stone finish blocks [Marshall or similar]. Railings will be of the existing pattern, reusing relocated elements in so far as is possible.
3. The site was from the time of development [circa 1866] terraced into a natural hillside sloping at 1 in 8-1 in 10. It is therefore not reasonably possible to create ideal facilities for access from Hartington Road for disabled persons. However the need for use of steps for access to no. 16 rear, to 16A and at times to 16C is significantly reduced. There is a smaller reduction in the number of steps to no. 16 front and to 16B, both of which have alternative level non-vehicular access from Broad Walk. Design allows space for storage of refuse bins on the new parking areas, avoiding the need for them to be carried up steps to Hartington Road. Overall access is improved.
4. Sight lines from the parking places have been considered. The boundary walls permit clear sight above them in both directions along Hartington Road to the driver of a conventional saloon car. The sight line to the east is in practice an improvement on that available to a vehicle parked on the road. The eastern parking space is widened at the entry to allow both access and sight line round the highway footpath tree.