



DESIGN, ACCESS AND HERITAGE STATEMENT

16 Union Road, New Mills, High peak, SK22 3ES.

ABSTRACT

Proposed change of use from Class E (Banking Financial Institution) to a mixed-use property comprising one Class C3 residential apartment and one Class E commercial premise.

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Contents.

- Introduction
- Site description
- Design
- Sustainability Features
- Impact on New Mills Conservation Area
- Waste Management
- Access
- Summary and Conclusion

Introduction

This statement is produced in support of a Full Planning Application located at 14/16 Union Road, New Mills, High Peak, SK22 3ES.

This application seeks consent for a change of use from Class E to a Mixed-use property, Class C3 to form 1 bedroom residential apartment and 1 Class E commercial premise.

The proposal involves the conversion and alteration of the former Lloyds Bank (Ground Floor) into a 1-bedroom apartment and retail space. This development addresses the housing needs in the New Mills area while repurposing a vacant commercial property. By aligning with local planning objectives for sustainable development, town centre rejuvenation, and efficient use of brownfield sites, the proposal enhances New Mills' identity as a vibrant market town. The integration of a residential unit and commercial space demonstrates a modern, flexible approach to development, ensuring long-term adaptability and support for the town centre's vitality.

Additionally, the proposal aligns with key policies from the High Peak Local Plan, including Policies S1 and S7, which prioritize sustainable development and the vitality of town centres. Policy H3 supports the provision of new housing, particularly within built-up areas like New Mills. Nationally, the NPPF (Section 11) encourages the efficient use of previously developed land, while Sections 12 and 16 emphasize good design and heritage preservation.

Site description

No. 14/16 Union Road, a former Lloyds Bank, is situated on a principal shopping street within the New Mills Conservation Area (NMCA). Renowned for its industrial heritage and Victorian-era architecture, Union Road plays a vital role in defining the character and identity of the NMCA. The building, a two-storey stone structure with a pitched roof, complements the surrounding streetscape and contributes to the area's historic charm. Significant views along Union Road further emphasize its importance to the conservation area. The bank closed in October 2023 and was sold to the applicant in September 2024. Its reuse aligns with local priorities for heritage conservation and urban revitalization.

The High Peak Local Plan identifies New Mills as a built-up area within the Central Area of the district.

Planning History.

- HPK/2013/0129 - Proposed Replacement of Existing Signage – Approved 02/05/2013
- HPK/2011/0635 - Installation of 1No. A1 sized portrait illuminated window marketing unit, external illuminated ATM tablet, opaque vinyl to window and internal green light strips to windows. - 13/01/2012
- HPK/2007/0288 - Two signs – Permitted 13/06/2007
- HPK/2007/0101 - Advertisement Consent - Refused (11th April 2007)
- DET/2024/0013 - Conversion of first floor to a flat - Prior Approval is not required (13th June 2024)

Design:

Drawing / Document List

- Existing Plans
- Proposed plans
- Site Location

Brief

The building's use as a bank ceased in October 2023. This proposal converts the lawful Class E use into residential (C3) and retains a retail space (CE)

Solution

The property has been designed to provide separate and convenient access for both the residential and commercial components. The commercial premises will benefit from a dedicated entrance at the rear of the property, ensuring ease of access for public and maintaining a clear distinction between the two uses. This arrangement supports a professional and welcoming entrance for the commercial space.

The residential flat will have its own private entrance at the front, ensuring the occupants' privacy and security. The layout prioritizes accessibility, with an enclosed kitchen to increase escape route times, the bedroom is located at the rear of the property, away from the main road, to ensure a quieter and more private space for rest and relaxation. A wider than standard entrance door and existing ramp enhance accessibility, making the flat suitable for residents with mobility challenges.

The design ensures accessibility and functionality for both uses, aligning with modern standards and the mixed-use nature of the development.

This thoughtful and efficient solution ensures that the ground floor flat is not only a valuable addition to the local housing stock but also contributes to the long-term sustainability and vibrancy of New Mills.

The proposal incorporates a robust separating floor between the ground-floor and the residential flat above. The floor will be constructed to meet current Building Regulations, including Part E for sound insulation and Part B for fire safety. Acoustic insulation will be installed to minimize noise transfer, ensuring a comfortable environment for the residential unit while maintaining functionality in the commercial space. Fire-resistant materials will also be used to enhance safety. The separating floor will be designed to accommodate the structural and service requirements of both units, ensuring seamless functionality and compliance with regulatory standards.

Apartment

The internal layout of the ground-floor flat prioritizes accessibility and functionality. Features such as a wider-than-standard entrance door and an existing external ramp ensure wheelchair access. The separation of the kitchen and living areas enhances fire compartmentalization, prioritizing safety in line with Part B of the Building Regulations. Noise insulation measures between the residential and commercial units will also ensure privacy and comfort for occupants.

The bedroom is positioned at the rear of the property, away from the main highway, providing a quieter and more private area for rest. This layout promotes a comfortable and accessible living environment, catering to various potential residents, including those with mobility challenges.

We sought guidance on the layout of our proposal from David Bennet, Chair of High Peak Access. Following his feedback, we revised the floorplans, which have now been submitted as part of the application. (16 Union Road, New Mills, SK22 3ES Proposed Floorplan).

The following outlines how the property is designed to potentially accommodate individuals with mobility challenges.

16 Union Road, New Mills, High Peak, SK22 3ES Accessibility Plans

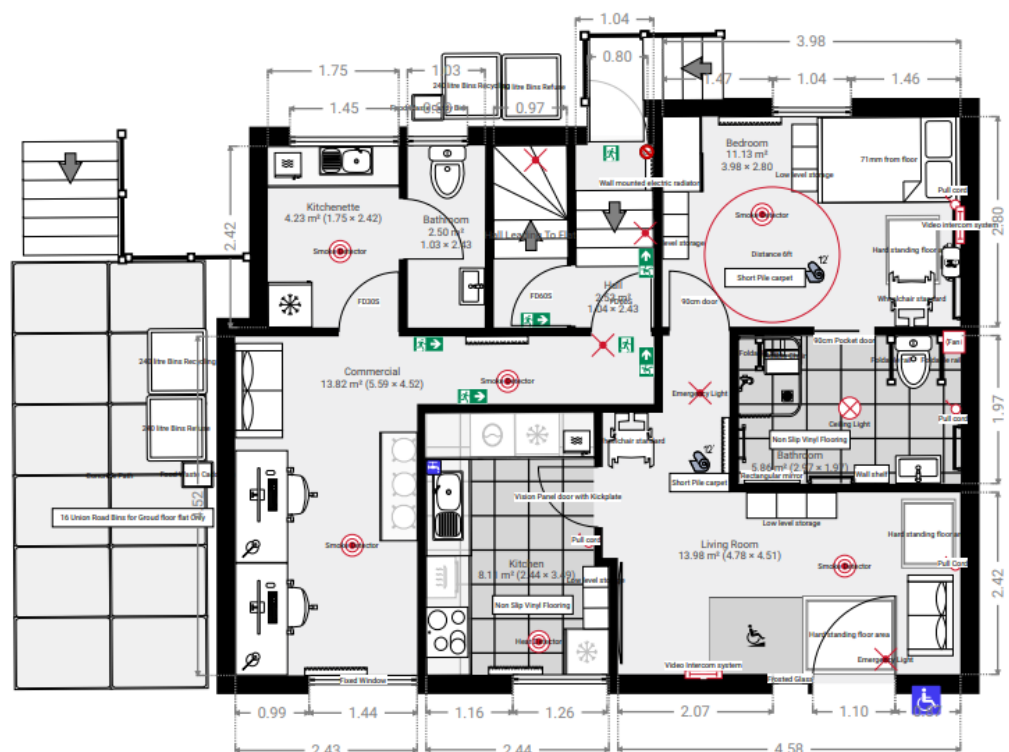
SUBMITTED BY
Joshua McDonald

CREATED ON
2024-11-09

DETAILS
Total area: 129.30 m²
Living area: 129.30 m²

THIS FLOORPLAN IS PROVIDED WITHOUT
WARRANTY OF ANY KIND. SENSOPIA
DISCLAIMS ANY WARRANTY INCLUDING,
WITHOUT LIMITATION, SATISFACTORY QUALITY
OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0m
1:66



Not to scale, reference purposes only.

Commercial

The commercial proposal has been thoughtfully designed to preserve the property's historic role as a high street trading hub while adapting it for modern business needs. The design focuses on smaller, independent businesses, providing a versatile and attractive space for retail or professional use. The large front window offers excellent visibility and natural light, ensuring exposure for the business and creating an inviting façade that contributes to the vitality of Union Road.

With a kitchen and WC conveniently located at the rear, ensuring efficient use of space without compromising the main trading area.

External

The boarded window (formerly an ATM) will be replaced with wooden sash windows to match the existing wooden framed sash widows. These will replicate the original wooden frames, maintaining the building's historical character while improving energy efficiency and durability. This respects the design principles outlined in Policy EQ7 and ensures the proposal aligns with the New Mills Conservation Area's aesthetic guidelines.

Sustainability Features

The proposal integrates sustainability through energy-efficient double-glazed windows and the reuse of a brownfield site, aligning with national and local policies promoting sustainable development. Its prime location within walking distance of New Mills Bus Station (197 feet away) and New Mills Central Train Station (0.2 miles away) ensures excellent connectivity and encourages the use of public transport, reducing reliance on private vehicles and supporting eco-friendly commuting options.

Impact on New Mills Conservation Area:

The proposal seeks to repurpose a disused bank building on Union Road, located at the edge of New Mills town centre within the New Mills Conservation Area (NMCA), to create a residential unit and retail space. Union Road is a key part of the NMCA, valued for its industrial heritage and Victorian streetscape, with notable examples of traditional two- and three-story buildings with narrow frontages and classic Victorian shop windows. The conservation area, designated in 1985 and extended several times, highlights Union Road as a primary shopping street with significant northward views, contributing to its local cultural importance.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges authorities to preserve or enhance conservation areas, a requirement mirrored in the National Planning Policy Framework and the High Peak Local Plan. Policies EQ6 and EQ7 mandate that any development should positively impact the area's character and conserve heritage assets appropriately.

- The proposal aligns with these policies by preserving the building's stone material and only inputting one matching window, replacing the current boarded window with brown wooden framed sash to echo the existing style, dimensions, and overall look. This change is designed to integrate seamlessly with the surrounding architecture, maintaining the historic character of the NMCA and ensuring local economic activity continues.
- The bank, which closed in 2023 due to reduced demand for in-person banking services, has been vacant for over a year detracting from Union Road's visual quality and contributing nothing to local activity. Shifting the building to residential and reducing its commercial footprint will not detract from the town's retail base, as Union Road and nearby Market Street have a variety of shops, pubs, and services, ensuring that local commercial needs remain met.
- High Peak Local Plan policies S6 and H1 advocate for the redevelopment of brownfield sites and support housing projects within town boundaries to address sustainability and affordability challenges. The property's residential conversion will provide much-needed housing in a walkable, well-serviced area, helping address local affordability issues - a key concern in the High Peak area. By repurposing this vacant space, the proposal supports New Mills' identity as a thriving market town, enriches Union Road's character, and aligns with the broader planning objectives to foster sustainable development and preserve the NMCA's heritage.

Waste Management

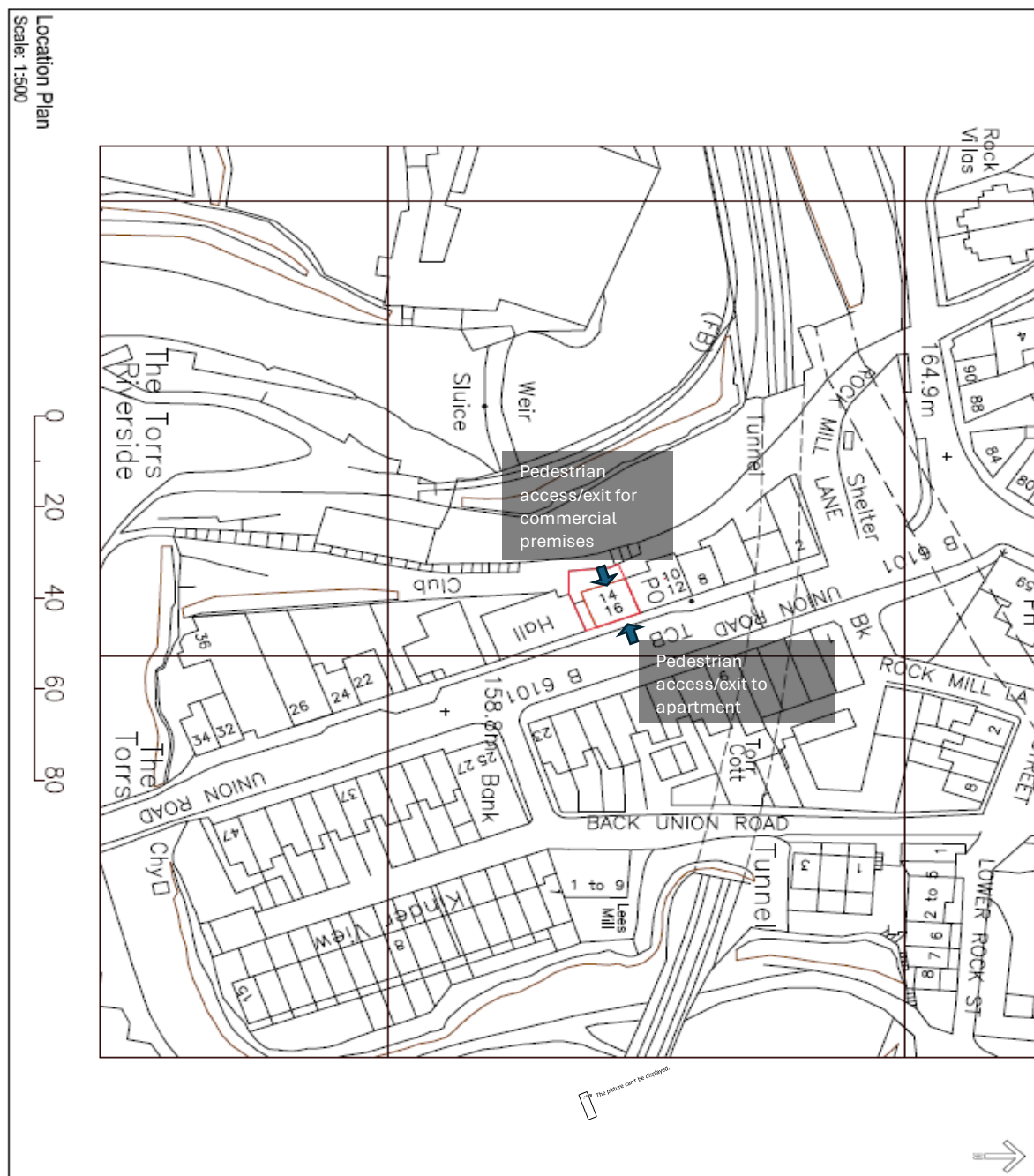
Waste management provisions have been carefully planned for the development to ensure compliance with local authority requirements and meet the distinct needs of the residential and commercial units. The commercial bin storage will be located at the rear of the property, while bins for the residential flat will be discreetly allocated along the property's gable. Both storage areas will be positioned on land owned by the applicant, ensuring full control over their maintenance and accessibility. These arrangements ensure that waste storage remains functional and practical without detracting from the character of the New Mills Conservation Area. Refuse collection will follow the established protocols of the local authority, with convenient access provided for waste collection services.

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.

The building benefits from two pedestrian access points: one at the front of the property, directly accessible from Union Road, and another at the rear, accessible via the pathway connecting Union Road and Rock Mill Lane. Both entrances will be retained, ensuring convenient pedestrian access to the property for both residential and commercial use.

The site does not have vehicular access or dedicated car parking.



Summary and Conclusion

This full planning application seeks approval for the conversion of the former Lloyds Bank building at 14/16 Union Road, New Mills, into a mixed-use development comprising one Class C3 residential apartment and one Class E commercial premise.

The proposal addresses local housing needs while retaining a commercial function, ensuring continued economic activity supporting local businesses and fostering employment opportunities on Union Road. The design incorporates dedicated access points for the residential and commercial units. The residential unit is thoughtfully designed to prioritize functionality, privacy, and accessibility, while the commercial unit maintains the high-street trading character of the property.

The proposed external changes, including replacing boarded windows with brown wooden sash frames, respect the architectural integrity of the New Mills Conservation Area (NMCA). The integration of these changes aligns with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the High Peak Local Plan policies EQ6 and EQ7, which emphasize preserving and enhancing heritage assets.

The site's location within a walkable town centre with strong transport links further supports its sustainable redevelopment. The conversion revitalizes a vacant property, enriches the character of Union Road, and aligns with local objectives to repurpose brownfield sites for housing and sustainable development.

Conclusion

The proposed development strikes a balance between preserving the heritage of New Mills and addressing modern housing and economic needs. The external appearance of the property will be altered to host 1 new window intended to match existing and therefore the host dwelling and surrounding conservation area will not be impacted.

By repurposing a disused site into a functional mixed-use development, the project contributes to local sustainability goals, supports town-centre activity, and enhances the NMCA's character. Approval of this application will ensure the building's adaptive reuse, benefiting both the community and the local economy.

Sincerely,

Joshua McDonald

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December 2024