

Design and Access Statement

April 2025

Part Retrospective Application for Proposed Change of use from existing B2 to E(d) at Low Leighton Garage (approved under HPK/2018/0291 and subject of Discharge of Conditions Application DOC/2020/0020) at Low Leighton Garage, Low Leighton Road, New Mills High Peak SK224GJ

and

Listed Building Consent for Renovation of Building Envelope and Internal Fit Out (approved under HPK/2018/0556 and subject of Discharge of Conditions Application DOC/2020/0019) at 3 and 6 Laneside Road, New Mills SK22 4LX

- **Applicant**
Mr Graham Wood
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Change of use from existing B2 to (E(d) at Low Leighton Garage and Listed Building Consent at 3 and 6 Laneside Road.
- **Location**
Low Leighton Garage, Low Leighton Road, New Mills High Peak SK224GJ and 3 and 6 Laneside Road, New Mills SK22 4LX
- **Agent**
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The Old Co-Op Building
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Contents

1.00 The Proposal 3

2.00 Document Register 3

3.00 Design 5

4.00 Access and Highways 5

5.00 Heritage Impact 5

6.00 Conclusions 5

1.00 The Proposal

This application is submitted following an alleged breach of planning control detailed in the emails from Michael Darling (Planning Enforcement) dated 03rd and 11th December 2024.

This application is a Part Retrospective Application for Proposed Change of use from existing B2 to E(d) at Low Leighton Garage (approved under HPK/2018/0291 and subject of Discharge of Conditions Application DOC/2020/0020) at Low Leighton Garage, Low Leighton Road, New Mills High Peak SK224GJ.

This application also seeks Listed Building Consent for Renovation of Building Envelope and Internal Fit Out (approved under HPK/2018/0556 and subject of Discharge of Conditions Application DOC/2020/0019) at 3 and 6 Laneside Road, New Mills SK22 4LX.

2.00 Document Register

What follows is the list of documents submitted with this application, and those submitted under HPK/2018/0291, DOC/2020/0020, HPK/2018/0556 and DOC/2020/0019 and also submitted with this application:

Note, those documents highlighted in **YELLOW** were submitted in both DOC applications DOC/2020/0020 and DOC/2020/0019.

New Documents

Design and Access Statement (March 2025)

Heritage Statement (March 2025)

100 - Location Plan

101A - Site as Existing

200B - Site Proposed showing landscaping

400A - External Door Detail

401A - Window Detail

201A - Existing Elevations

202A - Existing Floorplans

301B - Proposed Elevations

302A - Proposed Floorplans

North Elevation Photos 28.03.25

East Elevation Photos 28.03.25

South Elevation Photos 28.03.25

West Elevation Photos 28.03.25

W2 Window Photo

Michael Darling emails dated 03rd and 11th December 2024

Documents submitted under HPK/2018/0291:

Floor Plans (Gym)

North Elevation Photos

East Elevation Photos

South Elevation Photos

West Elevation Photos

Internal Photos
Title Plan Showing Access

Documents submitted under DOC/2020/0020:

Drawings

402 - Verge and Eaves detail

Structural Information

181114 Structural Report

181114. Letter Feb2020

SK3RevA

General

Statement to discharge conditions Full

Aluminium Gutters (brochure)

Drystone wall and gate photo

Floor Structure Photos 25.02.20

Roof Structure Photos 25.02.20

Stone sample 1 photo

Stone sample 2 photo

Mitsubishi Lossnay system 'VENTILATION_BROCHURE_2015_1pp'

8853G-WML-00-XX-RP-G-0001 WML Phase 1 Report

8853G-WML-XX-ZZ-RP-G-0002 WML Phase 2 Report

Documents submitted under HPK/2018/0556:

181114 Structural Report

Design, Access and Heritage Statement (November 2018)

Historic Photos

Documents submitted under DOC/2020/0019:

Drawings

402 - Verge and Eaves detail

Structural Information

181114 Structural Report

181114. Letter Feb2020

SK3RevA

General

Statement to discharge conditions LBC

Aluminium Gutters (brochure)

Drystone wall and gate photo

Floor Structure Photos 25.02.20

Roof Structure Photos 25.02.20

Stone sample 1 photo

Stone sample 2 photo

Conservation Vent

3.00 Design

The proposed building (Low Leighton Garage, now Gorilla Fitness) is unaffected externally by the proposals (no external changes are planned). The proposed internal changes approved under HPK/2018/0291 have been implemented and the property now functions as a gym.

The proposals for the Listed Buildings are detailed in the Heritage Impact Assessment submitted with this application and works are ongoing to refurbish the properties.

4.00 Access and Highways

Access is provided to the property by an existing access off Low Leighton Road and Laneside Road. Parking is available on site for 32 cars and has provision for cycle parking.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

The site is located within the town centre and does not heavily rely on the use of the car for access as it is so well served by public transport and within easy walking distance from bus and train routes.

5.00 Heritage Impact

The site is not located within a conservation area and the buildings subject of the proposed change of use are not listed or classed as undesignated heritage assets.

Within ownership control, adjacent the site, are 2 listed dwellings (3 and 5 Laneside). These are currently unoccupied and undergoing renovation to make them habitable which is detailed in the Heritage Impact Assessment submitted with this application.

6.00 Conclusions

It is clear from the foregoing that the proposals would constitute sustainable development as identified in the National Planning Policy Framework and we would therefore urge High Peak Borough Council, in accordance with Local Policy and the National Planning Policy Framework, to grant permission for this application.