

DESIGN AND ACCESS STATEMENT

Proposal: CONVERSION, REFURBISHMENT AND EXTENSION OF MAIN BUILDING INTO 17 FLATS AND ERECTION OF FOUR SEMI-DETACHED HOUSES

ADDRESS: GOYT VALLEY HOUSE, NEW MILLS, HIGH PEAK, SK22 4PA

Date: 01/04/2025

Introduction

This Design and Access has been prepared by Mason and Marlowe Ltd on behalf of Tolo Property Ltd to support the proposed conversion of the existing care home into residential apartments and semi-detached homes, which is located along Jubilee Street, with associated parking and landscaping.

The proposal has been informed and defined by the local planning policies and the surrounding local context. Details for the proposal have been taken into consideration of:

- Location of the site
- Parking
- Vehicle and pedestrian access
- Height, Scale and Massing
- National and local space standards
- Shared and private amenity space
- Architectural precedents in the local area.
- Relationship to the surrounding land and existing land uses

The Design and Access Document should be read in conjunction with the application form and drawings package.

The Property

Goyt Valley House in New Mills, High Peak. The site comprises a former local authority care home which has recently been sold, and the premises are vacant. It is a 3-storey building which currently has a C2 (residential institution) use. The building is situated in a residential area, the terrace properties opposite have a traditional stone appearance. Properties on Jubilee Gardens and Bakehurst Close, to the rear, are more recent developments from the last 20 years or so.

The facility, which accommodated 30 older residents, was closed by the local authority in 2022 due to escalating renovation costs, along with six other care homes, since when it has remained empty. The three-storey, 12,400 sq ft building, situated on a 0.8 acre site on Jubilee Street close is New Mills town centre with good bus and cycle routes.

The 30 room care home benefits from large rooms and spaces in which, some have their own separate toilet and bathrooms: large courtyard and amenity space. This and many other factors make the building perfectly suited for residential apartment use.

Site and surroundings

An aerial photograph of a residential area in Jubilee Gardens. A red rectangular outline highlights a specific site, with a red arrow pointing to it from the label 'SITE' in red text. The area is bounded by Jubilee St to the north and east, and Bakhurst Ct to the south and west. To the east of the outlined site, a red pin marks 'Coyt Valley House' with the note 'Permanently closed'. Further east, an orange pin marks 'Vio Delights Bakery'. At the bottom, a blue pin marks 'Ironing Done by Zena'. The surrounding area includes other residential streets like New St and Marsh Ln, and various houses and green spaces.

The proposal

The proposal is for the conversion of a 30-room residential care home, including a single-story vertical extension to create 17 number apartments (2 x 2 studio beds, 4 x 1 bed, 9 x 2 bed & 2 x 3 bed). It is proposed to demolish the garage and part of the ground floor of Goyt Valley house to construct 4 semi-detached 3 bedroom houses, which would be sited parallel to the main building. All the apartments meet the National Space standards and amenities.

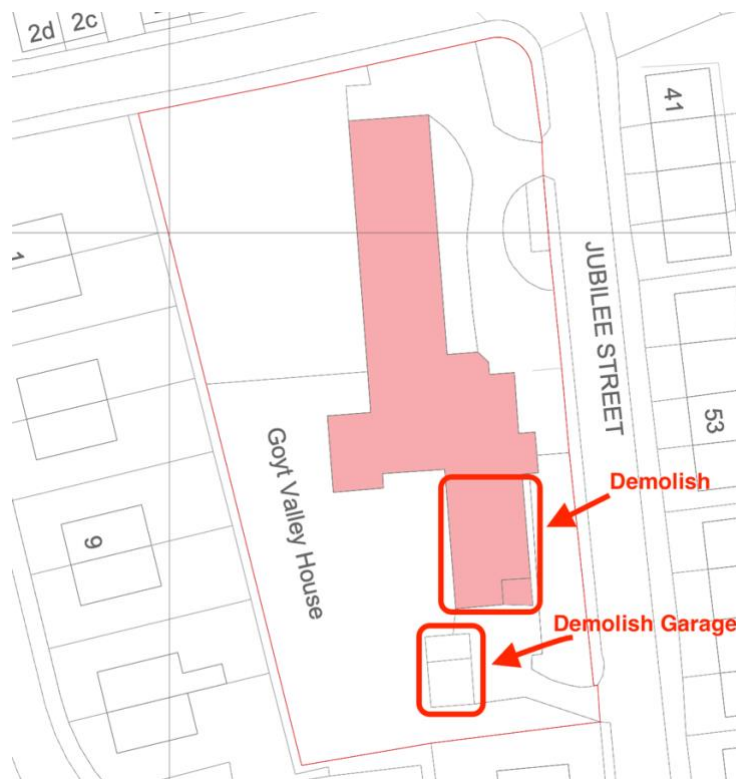


Figure 3: Garage and Part of Building to be demolished

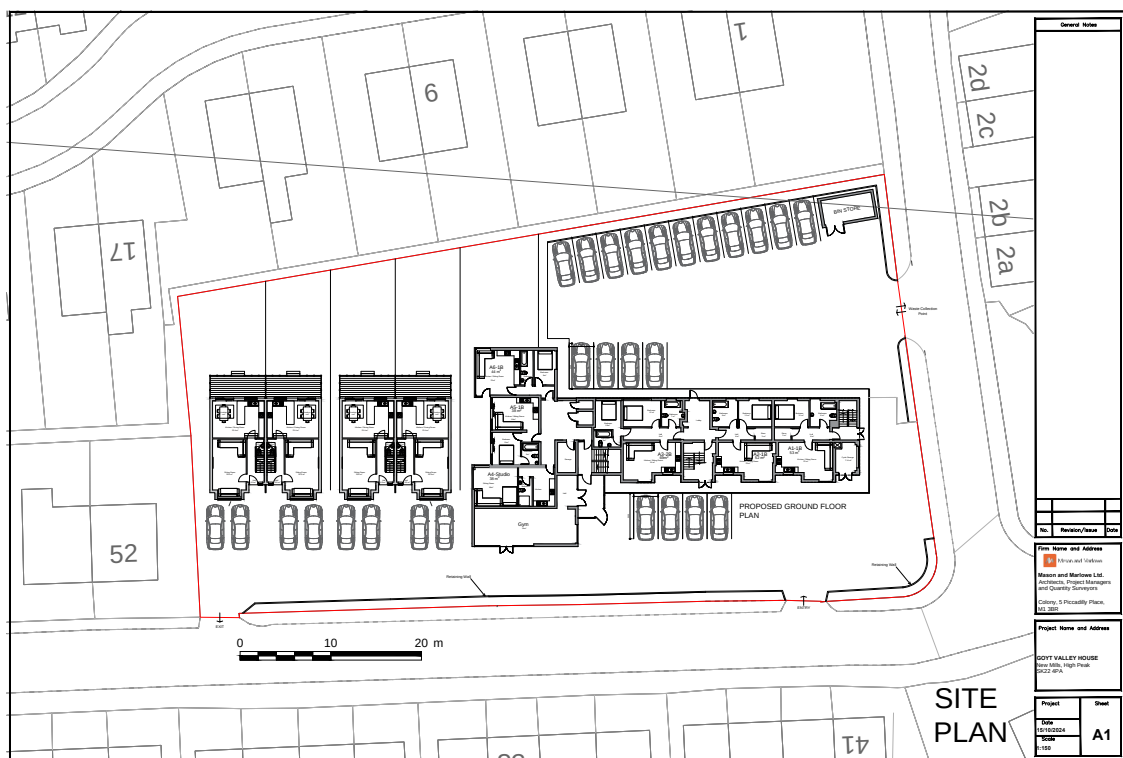


Figure 4: Proposed Goyt Valley Development

Design and Layout

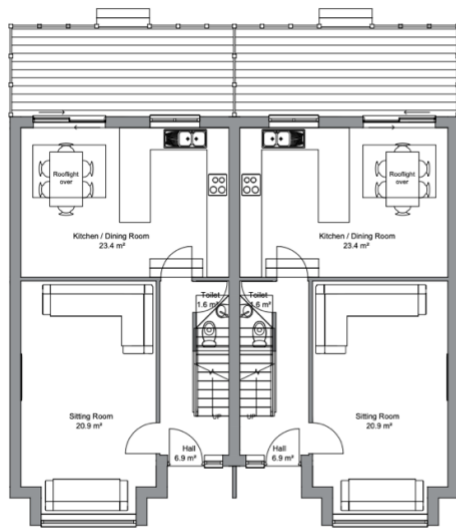
The residential apartments have been designed over 4 floors; Basement, Ground, First and Second. Bike storage and gym area have been located on the ground floor floors below. All aspects of the apartments have been designed to achieve maximum comfort for the residents. There is an appropriate mix between Studio, 1-, 2-, and 3-bedroom apartments in the development, all including a kitchen/living, spacious bedrooms and bathroom.

- Spacious corridors and common areas have been designed throughout the development
- Wide stairs and circulation spaces have been provided to allow residents to move around easily and allowing them to maximise efficiency.

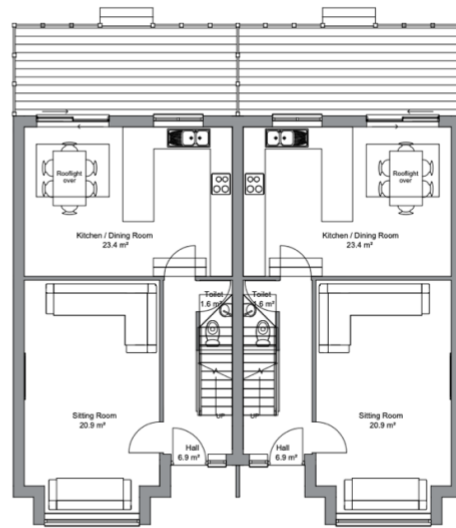
The most significant change to the building will be the addition of a third level to provide two additional flats. The third floor would be recessed from front, rear and northern side elevations by 1.3m, with only the two stairwells (as a means of escape) being flush with the front and north-western corner. The third floor will be set in 9m from the southern elevation.



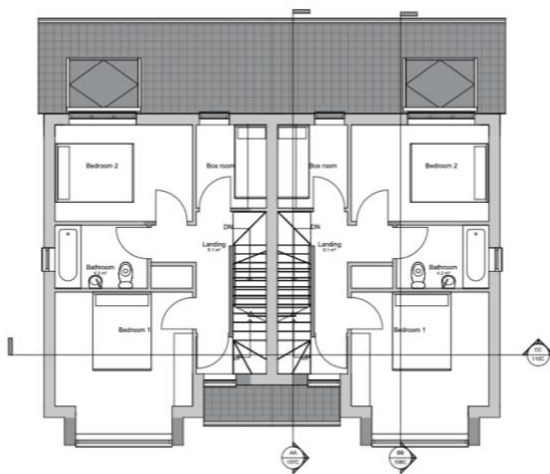
The proposals include erection of 4, semi-detached 3 bedroom houses by demolishing the existing garage and part of the single storey element of Goyt Valley House. The proposed dwellings are three stories with rooflights to the front gable serving the second-floor bedroom. All four dwellings have reasonable sized rear gardens and the distances to the properties on Bakehurst Close are in excess of 23m. There is a long line of three-storey houses on Bakehurst Close, the next street parallel to Jubilee Street. Hence there are numerous examples of three storey dwellings in the vicinity of the site and we are confident that the site and surroundings can accommodate three storey properties.



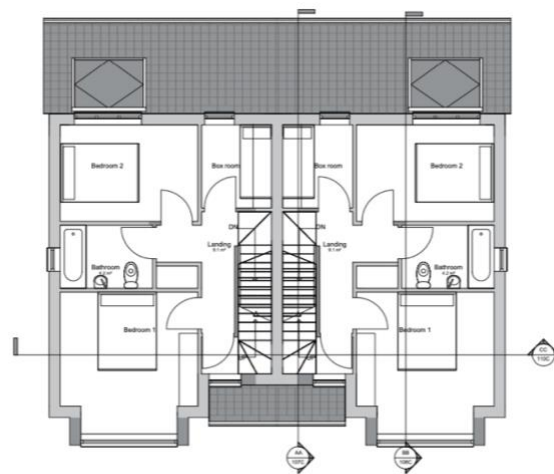
Proposed Ground Floor Plan



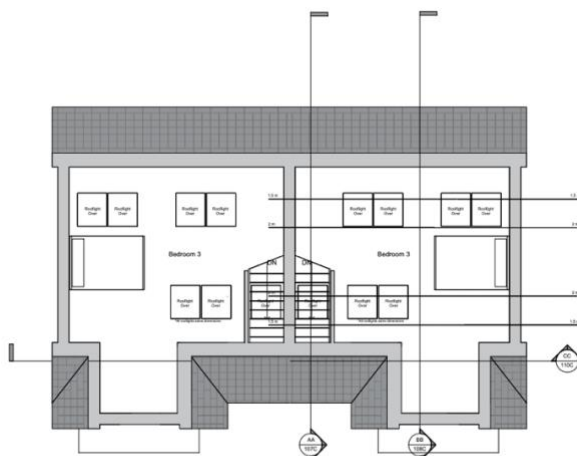
Proposed Ground Floor Plan



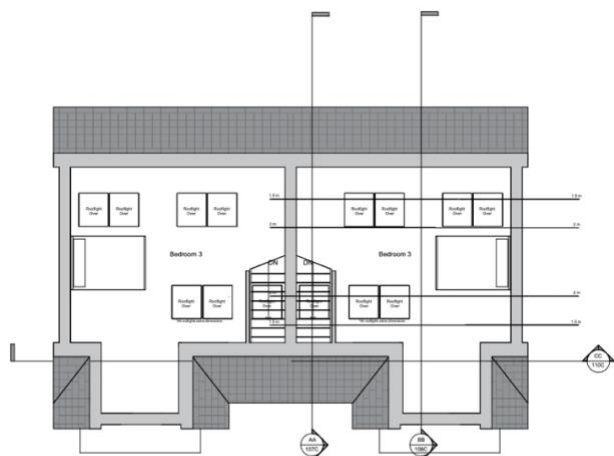
Proposed First Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Second Floor Plan

Materials

The external façade of the existing building remains unchanged except for the use of brown zinc cladding material on the proposed single storey vertical extension and fenestration on main building. The new semi-detached houses will be built as Eco Houses from SIP Panels, with heat pump and solar on roof.



Sustainability

Through the design of the structure, the principles of designing a sustainable building have been considered. This section aims to provide supporting information for the detailed planning submission regarding the sustainable design and construction of the proposed buildings.

The efficiencies of the building services equipment such as lighting, heating and ventilation systems will contribute to the overall carbon dioxide emissions for the proposed development. The more efficient the equipment, the greater the reduction in carbon emissions released.

The thermal efficiencies of the construction of walls, floors, windows, and roof, especially on the single storey extension and semi-detached houses, will be insulated to meet the current Building Regulation U-value requirements.

The Mechanical and Electrical design will be developed to provide a highly efficient heat and ventilation system throughout the building. As stated before, the semi-detached houses would be built as Eco Homes from SIP panels, with heat pumps and solar panels on the roof. This complies with Policy EQ1 which requires development to incorporate sustainable design and construction techniques, energy and efficiency measures to achieve sustainable development.

Access

Two new accesses will be opened to allow for easy flow of traffic and access to the proposed development. The first access will be one on Jubilee Gardens Street, which will serve the larger car park. It will also serve as the Bin collection point. The other new access will be on Jubilee Street, which will serve the semi-detached properties.

Bins and collection



A separate enclosed bin storage will be provided. The bin collection point will be moved to the new access on Jubilee Garden Street.

Cycle and parking

There are least 30 parking spaces. The proposed apartments will also benefit from multiple EV Parking. All the houses will come with electric car charging point. Two cycle areas have been provided in the building.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.