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DESIGN AND ACCESS STATEMENT FOR PETER COWSILL LIMITED OFFICE ON SETT CLOSE, NEW MILLS.

History

The property is a detached stone building dating to around 1840. It has most recently been used as a hairdressing salon with an accessible storage room/office above.

The Proposals

Function

The proposal is to rehabilitate the building for use as offices.

Form, Scale, Massing & Materials

The building is in a conservation area, and due respect will be given to maintaining the original features and where new work is required this will be done in sympathy with the existing building. In particular, the existing sliding sash windows will be repaired and retained or replaced on a like for like basis. It is intended to attempt to use very slim double glazed units from glazing suppliers such as Slimlite or Histoglass and the joinery details will be agreed with the planning authority on the basis that these details will replicate the existing.

All joinery details will have a painted finish, colour to be agreed with the Planning Authority.

The new entrance way is an improvement on the existing and the small side panel will be glazed and the main door vertically boarded.

Roof repairs will be carried out with existing materials and new to match.

Rainwater goods will be metal gutters and down pipes painted black.

Amenity

The amenity of neighbours will not be compromised by the proposed change to office use.

Access

The access to the property will not be affected by the proposed change to office use. There is a car park within 50 metres of the property and a bus station within 100m. The railway station is within 250m of the property.

Statutory Compliance

In compliance with PPG 15 and BC5/BC6 of the Local Plan, the building will respect the historic character of the conservation area and sit sympathetically with the existing neighbouring properties. In particular it will:

- Respect the historic form and character of the original building;
- Respect the character of the existing adjacent properties;
- Utilise facing materials which will match the existing materials.

Secure by design

No changes to the site layout should be necessary. However, certain issues such as door and window specification and exterior lighting will be discussed as part of the design process with the Crime Prevention Design Adviser.