

9 MARCH 2021

71 DERBY ROAD, MELBOURNE, DERBY

DESIGN STATEMENT

INTRODUCTION

The applicant appointed TUK surveyors Ltd to produce a design statement to clarify and justify the proposed designs of the new stairs and conservatory/terrace to support the retrospective planning application for these elements.

Approved scheme history, permission was granted for the following in 2018;

THE CHANGE OF USE OF VACANT GYMNASIUM (USE CLASS D2) TO BAR AND RESTAURANT (USE CLASS A3/A4) WITH ALTERATIONS INCLUDING RAILINGS, WINDOWS/DOORS, REAR STAIRS, A REAR TERRACED AREA, REAR CANOPY AND A 2.5M HIGH REAR BOUNDARY WALL AT 71 DERBY ROAD MELBOURNE DERBY

Application 9/2018/0833 was submitted by the applicant on behalf of tenant A. However, tenant A declined to lease the premises after the permission was granted due to extensive conversion costs. With the approved design being that of tenant A, the applicant (Owner) has had to find funds to undertake some of the works to enable the building to be lease by a new tenant. An investment that the applicant had no allocated funds and therefore had to reduce the scheme to be financially viable.

SUBJECT SITE

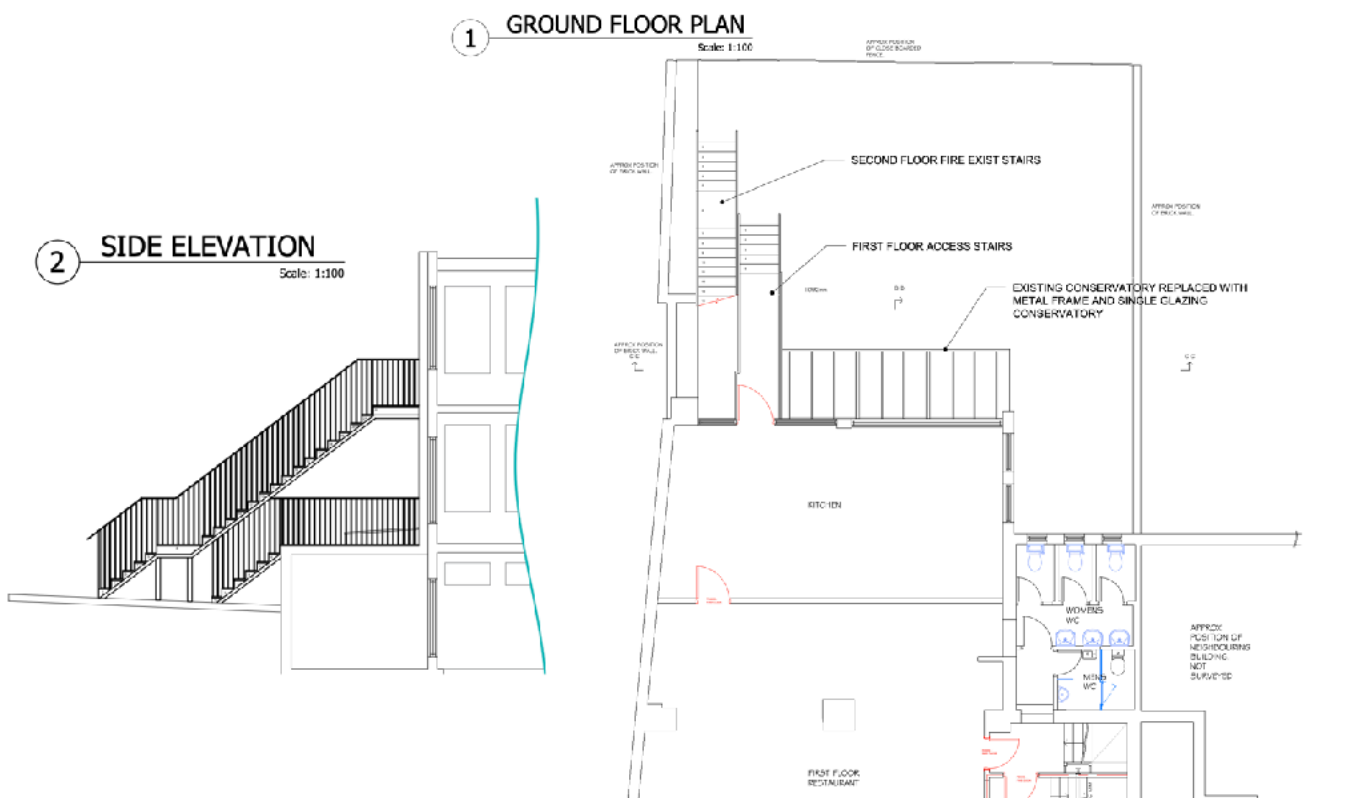
71 Derby Road, Melbourne, Derby (site).

All location descriptions are based on viewing the properties front elevation (from Road).

PROPOSED DESIGNS

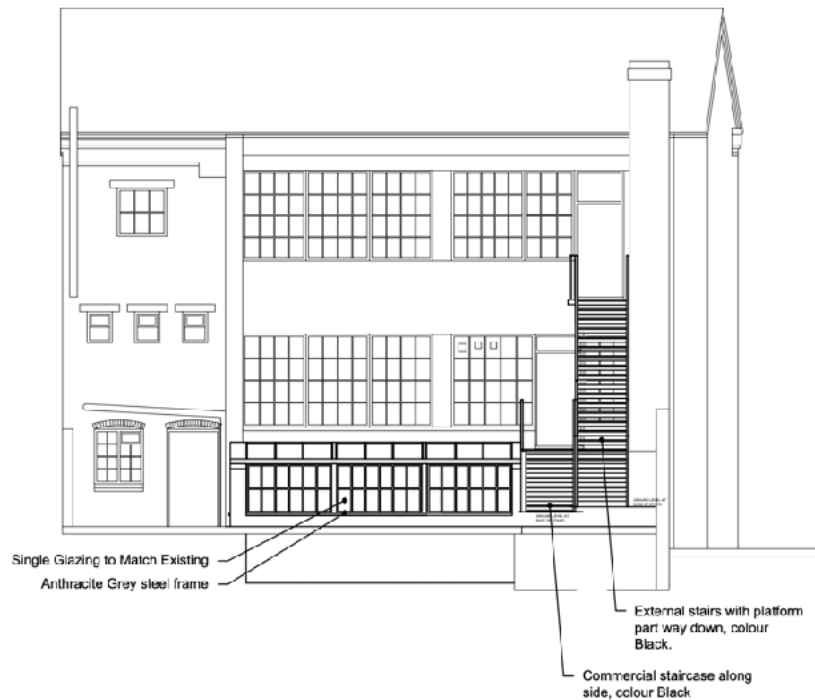
METAL STAIRS - The proposed design was for a Black Metal Spiral Stairs. A quotation obtained by the applicant and was approximately £30,000.00 for the designs and construction. This level of investment is not feasible by the applicant. Also, the beam and block roof construction used to support the spiral stairs is inadequate, resulting in additional replacement roof costs.

The applicate is therefore proposing for a new black metal stair that is straight as a design alternative. It is a direct replacement of the existing metal straight stairs, with the only change being compliance with current building regulations resulting in a larger projection into the rear yard. Please see the design.



1 REAR ELEVATION

Scale: 1:100

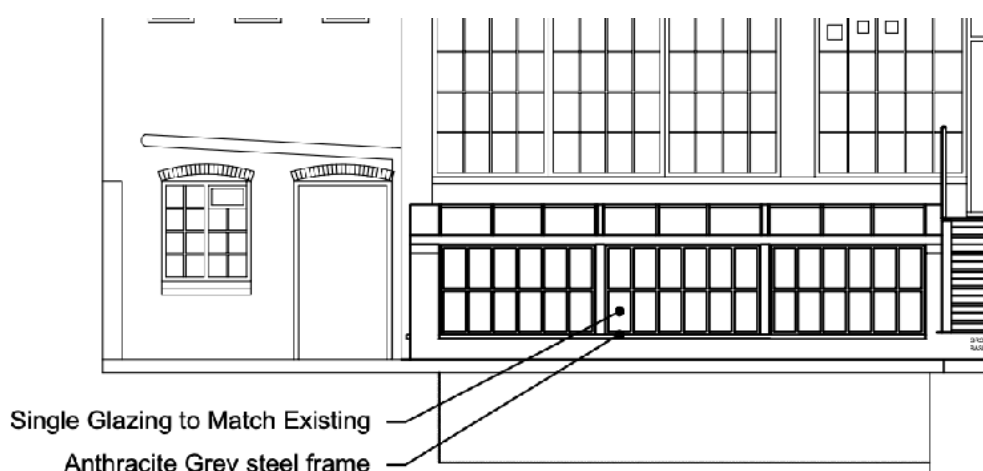


This proposed design has no detriment on Melbourne's conservation area, as it is not visible from public space and is a direct replacement of the existing stairs, as shown in the picture below.



CONSERVATORY/TERRACE - Throughout the planning process, the approved scheme's terrace area was controversial with the adjoining B&B having privacy concerns. The applicant and new tenant decided to move the kitchen on the first floor from one side to the other, to prevent blocking the fire existing route.

The new kitchen position no longer requires access over a controversial terrace and down steps to the rear courtyard. Again to reduce build costs, the applicant proposes a metal-framed conservatory to replace the wooden corrugated conservatory picture above. Please see the design below.



The proposed design is in keeping with the buildings existing windows and has no detriment on the conservation area as it is not visible from public space.

SUMMARY

1. All proposed designs are in keeping with the feature and finishes of the existing building.
2. Proposed designs are not detrimental to the conservation area
3. All designs are betterment than the current building features and finishes, allowing the empty building to be brought back into use.