

AK Innovative Design Solution

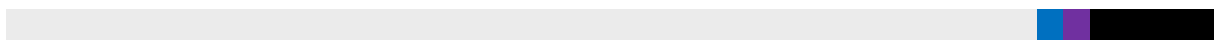
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Design access Statement

12 HIGH ST, WOODVILLE SWADLINCOTE, DERBYSHIRE,
DE11 7EH



1.0 Introduction

1.1 Conversion of rear Garages, Storage area, and first floor of 12 HIGH ST, WOODVILLE SWADLINCOTE, DERBYSHIRE, DE11 7EH to 2 one bedroom apartment and 2 two bedroom apartments with cycling rack sheltered and refuse area at the rear. Retention of retail use to ground floor and, formation of internal raised roof area at the rear and new windows. It should be read in conjunction with the following drawings

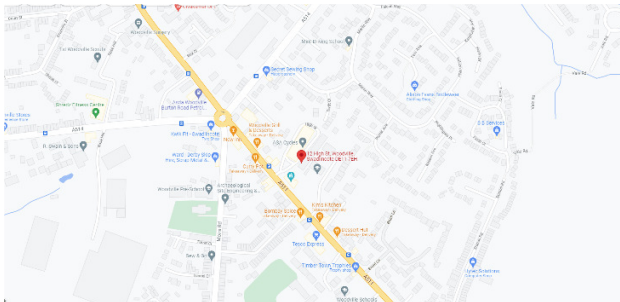
- Architectural Plans by AK INNOVATIVE DESIGN SOLUTIONS LTD
 - A10 PROPOSED PLAN (INCLUDES SITE, BLOCK PLAN, AND PROPOSED PLAN)

1.2 Each apartment will have its own entrance with staircase going to either bedroom or lounge and kitchen area.

1.3 Alterations to the building will consist of rear extension on the existing ground floor eves. Converting the existing storage unit and rebuilding the garage at the rear. This will give the site full capacity and potential.

1.4 New proposed side windows will be created on side elevation to cater for natural light and ventilation.

1.5 The ground will continue the same use as a1 retail



2.0 Site Description

2.1 The site falls in an area allocated as mixed use on the Replacement Unitary Development Plan, and also falls within the Woodville Swadlincote, Swadlincote is located to the east of Burton Upon Trent and ashby.

2.2 South Derbyshire is amongst the fastest growing areas of the country with at population over 40,000 within rural area.

2.3 The site is surrounded by residential dwellings and commercial shops along High street

2.4 The residential dwellings around the area are traditionally built with red brick and rendered dwellings.

2.5 Bus stop is located at the frontage of the site, arriva bus 9, 29, and 29a leading to queens hospital and Swadlincote

2.6- As indicated on the image below (Google maps) the site is predominately a residential area that is well served by local services and amenities, parks, Tesco's, Woodville C of E Infant School, bus routes and cycling routes all within the area for residents to utilize.

2.7 Within this vicinity there are plenty of local shops and groceries, doctors, dentist, short bus ride to the other side of Swadlincote , The site is generally surrounded by commercial properties and the proposed change of use to a residential and existing retail would not be out of character with the surrounding uses. Also, the proposal would not have a significant impact on the street scene

3.0Issues

3.1Poor economic climate, which has led to redundancy and neglect The poor economic climate within the city, particularly the High street first floors and rear buildings, has left much of the floorspace within the area redundant. This is a problem common to all the city centre areas and brings with it a certain air of neglect. As a consequence many of the buildings within the area are characterised by broken and boarded up windows and doors, rotting timberwork and in severe cases loss of roofing materials. This is aesthetically unappealing, even threatening, and could eventually lead to the demise of some buildings.

3.2Investment and grant aid Investment needs to be encouraged into the Woodville. Finding the buildings a productive use would ensure their upkeep and guarantee them a future, as well as improve the amenity of the whole area. Constant efforts are made to achieve this. The vision is to create a mixed-use area to ensure that it has a 24 hour life.

3.3Design Guidance Additions, Alterations and New Build The aim is to achieve the successful juxtaposition of old and new buildings within the area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design. This will ensure that the uniqueness of the village is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and design and reflects the proportions, scale and massing of existing buildings.

3.4 12 HIGH ST, WOODVILLE SWADLINCOTE, DERBYSHIRE,DE11 7EH is located in a prominent location which seeks to utilizes the existing build, keep key characteristics within and adding a modern approach to uplift this build.

4.0 Proposal

4.1 As stated above the client wishes to create apartments on this site at the rear and first floor , from the information gathered and stated above, The following changes will be made to the site apart from the conversion.

- First floor extension to the rear middle section which is currently at 1 storey
- Rebuilding of the garage element to create double storey with gable roof
- Conversion of existing storage area
- New proposed windows on side elevations

4.2 Design and Visual amenity

There is little alterations to the front elevation facing the road . Therefore these changes are necessary for the success of the building. It will improve the visual amenity of the building

4.3 Residential amenity

The residential amenity of the surroundings is not affected as most of the uses are mixed and therefore this care provision will complement the area.

4.5 Great care has been taken to reduce the environmental impact of the redevelopment and as such high quality energy efficient apartments will be created, the design is traditional style using modern sustainable methods of construction. Care will also be taken during the construction of the scheme to ensure that there are no adverse environmental impacts.

4.6 Large bin storage will be placed in court yard which residents will be able to use, the client will make arrangements with relevant parties for weekly pick up.

5.0 Social

Having 4 apartments will help with shortage of housing. the street scene is one of the main causes of the area being less active than what it once was therefore causing a large number of properties to become vacant compared to other change of uses that have been done The proposed scheme wishes to enhance the image of area being a vacant area to a living space, therefore improving the overall street. With approval of the proposal it would encourage residential uses and to other

occupants encouraging investment and renovation work to take place on the other vacant properties in the local area.

6.0 Economic

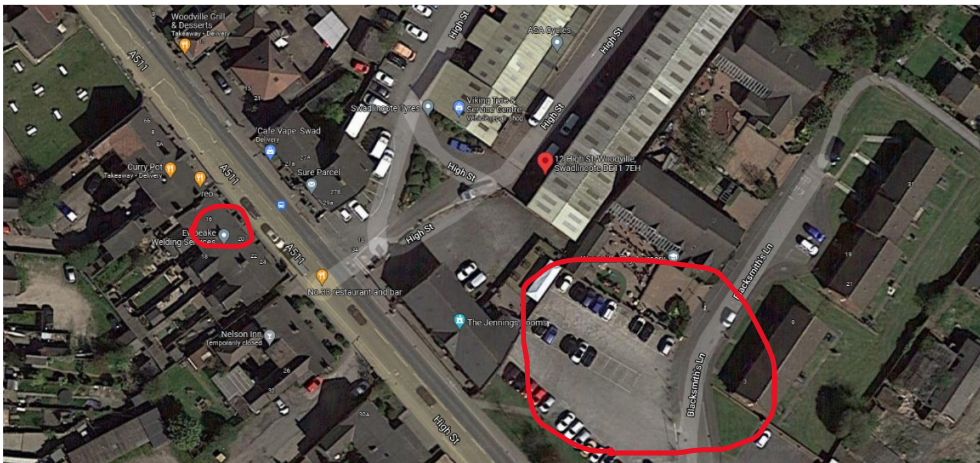
As stated in the social section the proposed development of the site does not only benefit the economic side but also it will increase the residential use in the area where there are empty plots, flats, bedsits which will result in increasing the footfall to other parts in the area as their main shopping, social aspects will be within locality. With the approval of new proposed residential use it will help the public to access local business for their daily need and the site will also provide construction job due to the amount of work which is needed.

7.0 Locality

Within this vicinity there are plenty of local shops and groceries, doctors, dentist, short bus ride to the other side of swadlincote , walking distance to local park.

Efficient Use of the Site Planning policy at the national, regional and local levels places significant weight on, and positively encourages a sustainable approach to development.

7.1 The application site is well located in terms of modes of transport other than a car, even though there is some limited “off road” street parking available in nearby areas. In close proximity are public car parks, which serve the immediate area. The application site benefits from good levels of public transport, service provisions, road and rail infrastructure. In addition, the application is in close proximity to various cycle routes, which run through town centre and surrounding areas. The proposals will allow for a diverse use, commercially orientated, which will allow the premises to be efficiently used, whilst being brought into active use, which will contribute to the viability and vitality.



As per image the red circle show how close is the nearest carpark to number 12.

7.2 Bus stops are located at the frontage of the site

7.3 Food- there is no lack in the amount of Restaurants; Takeaways in this area, within walking distance there are located, English, Arabic, Indian, and European food.

7.4 Shopping- There are several shops and Supermarkets located nearby

8.0 Transport

8.1 Parking - The site has good access to pedestrian and public transport facilities, there are pockets of on-street parking available on High Street outside the site on both sides of the carriageway. Therefore despite the sustainable location of the site, if sufficient off-street parking is not provided then parking is likely to result on High Street and carpark nearby , the client will restrict this by imposing section 106 to the residents agreements

9.0 Amount

The layout the properties are shown on the attached plans.

10.0 Designing Out Crime

Consideration has been given to the role that community safety and crime prevention can play in creating successful developments. The proposed scheme seeks to create a place that is attractive and creates a sense of community. All public areas and the single site access are overlooked from dwellings within the site offering a high degree of natural surveillance. The parking areas are located away from the public realm in courts that are not only overlooked by adjacent dwellings but can only be accessed by entering the heart of the development.

13.0 CONCLUSIONS

It has been demonstrated that careful consideration has been given to the site and the context of the surrounding area in designing the proposed scheme: In accordance with policy guidance, therefore, development should be acceptable in a sustainable area with scheme is of a good quality standard.

A number of key design objectives have been highlighted, which have been used as a basis to develop detailed plans for the

site:

- Scale, massing and rhythm which is appropriate for this site: It is considered that the proposals respect the form of the

surrounding area and would sit well within this local context.

- Materials, form and detailing are appropriate to the locality: Care has been taken to ensure that the traditional style

adopted incorporates key characteristics of the local area, improving the street scene considerably.

- Safe and convenient access and circulation for residents.
- Adequate daylight and sunlight to all parts of the development and nearby properties.

Having carried out a detailed analysis of the site and explored various design options, it is our view that the scheme, which has evolved through careful consideration and consultation, would provide a high quality development that would contribute positively to the street scene. It is concluded that the proposals are in accordance with both national and local policy, and moreover represent sustainable development in accordance with the NPPF. It is therefore considered that planning permission should be granted.