

WORKSHOP, NEVILLE STREET, LONGRIDGE PR3 3FD

DESIGN AND ACCESS STATEMENT

History

- The current building on the site is single story, very low pitched, brick built with a render finish. It is used as a builders store with the only access from Neville Street through a single door and a sliding large delivery door.
- The present building covers about ¾ of the site, abutting on the long elevation to outbuildings in the yards of terraced houses on Derby Road. The remaining part of the site is an open storage yard for builder's materials, enclosed by a 2.5M high hit and miss timber fence. This fence abuts an open yard for car sales as part of the adjacent New Fold Garage.
- The building was formerly a Victorian workshop with a north light roof running from east to west and ridge heights approximately 1.8M higher than the existing roof. There would thus be a series of gables facing the rear of the dwellings on Derby Road and approximately 4.8M high. The north light roof was removed, for structural reasons, only 4 years ago and replaced by a very low pitched profiled metal roof.
- In 2012, Outline Planning Permission was granted for the demolition of the building and its replacement by a two storey single dwelling (app no. 3/2012/0321). This building had a side elevation to the existing dwellings on Derby Road with an eaves height of 5.2M and a ridge height of 7.4M.
- Two adjacent dwellings, 81, and 83 Derby Road have two storey outshots at the rear, but these have no windows at first floor level facing the site.

Design

- The proposal is to demolish the old building and to replace this with a neat single storey portal frame workshop with coloured, profiled metal cladding. This building is to cover the whole site area and incorporates the external storage yard, thus tidying the frontage and the side elevation to New Fold Garage.
- The gable of the building faces Neville Street and the ridge height of 4.8M is some 12M from bedroom windows. The plane of the roof generally follows that of the slate roof of the dwelling outhouses. The ridge height is thus about the same as the original north light roofs – but much further away, and substantially less than the approved 2 storey dwelling.
- The building will be structurally independent of the existing stone party wall between it and the outhouses of the Derby Road dwellings. It will be fire protected as necessary from the adjacent land areas.
- The building will continue in use as a builder's store. Access will therefore remain infrequent and little noise will be generated.

Access

- Access will be solely from Neville Street. A level access can be formed either through the single access door or the roller shutter door.
- The width and height of the roller shutter are to allow materials on a fork-lift truck to be handled and maneuvered for off-loading. The greater width than the existing sliding door will mean easier and quicker off-loading.
- Neville Street is a quiet cul-de-sac, with on-street parking. The infrequent access required to this building will not impact detrimentally on neighbours. Any temporary parking for access will be directly outside the building on Neville Street.
- The building already has foul and surface water connections to a combined sewer in Neville Street. These will be used for the new property.

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Architect

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