



HADAS

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DESIGN AND ACCESS STATEMENT

IN RELATION TO:

854 Manchester Road,
Castleton,
OL11 2SP

Re: Retrospective application in relation to the render application to a premises at 854 Manchester Road, Castleton OL11 2SP

DESIGN & ACCESS STATEMENT TO ACCOMPANY A RETROSPECTIVE PLANNING APPLICATION.

This statement is with relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportional to the scheme under consideration.

1. Use

The subject premises has recently had full planning approved to convert the building into a bar. This can be found under application 24/01122/FUL.

2. Amount of development

- The retrospective application is seeking permission to retain the existing rendered front and rear elevations.

3. Indicative Layout

- No changes to the layout form part of this application

4. Scale

- Changes to the current building does not affect the scale or height following the proposed development.

5. Landscaping

- Due to the nurture of the scheme, no landscaping forms part of the proposal.

6. Appearance

- The proposal is to retain the existing render on the primary and rear elevation which was previously in poor condition. It is believed that the previous condition was in a state of disrepair and resulted in an eye sore on the street scene. The render has been applied above the existing wall maintaining the architectural details of the primary elevations.

7. Access

- Access to the building is unaffected by the proposal.

8. Historic Area

THE CASTLETON SOUTH CONSERVATION AREA

The site is situated within the Castleton South Conservation Area. Castleton largely developed in the late 19th century, following its connection to the railway in 1841. Originally known as Blue Pits, the area expanded rapidly, with industry emerging along the canal and railway, and housing and shops lining the main stretch of Manchester Road, along with residential areas to the north and east. This growth resulted in the creation of distinct character areas, which contribute to the town's unique townscape that remains evident today. The significance of the area lies in its illustrative value as a prime example of rapid urban expansion driven by the industrial revolution. The wider setting comprises additional development from the late 19th century onwards, although it is primarily mid- to late-20th century in character and does not contribute significantly to the overall significance of the conservation area.

THE FORMER BRIDGE INN

According to the Council's online records, the former Bridge Inn is considered a non-designated heritage asset. Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes recognised by planning authorities as having a degree of heritage significance that warrants consideration in planning decisions, although they do not meet the criteria required for designated heritage assets. The site is no longer operating as the Bridge Inn; it is currently being used as a restaurant. It is believed to have been built in 1939. A review of the Council's website revealed no additional information regarding this non-designated heritage asset.

9. Historic Assessment

The application of render has no impact on the nearby heritage asset with other existing rendered buildings surrounding them and providing additional justification and precedence in support of the application. All architectural details including window surrounds, Window cills and decorative pillars remain as existing.

DESIGN SUMMARY

Given the building falling within the conservation area, it is believed render isn't adversely affecting the scene given it can be found on surrounding premises. the render in question is paramount in providing a welcoming appearance to the building. Failure to create an aesthetically appealing entrance could vastly affect the financial feasibility of the proposed use. This would result in the building becoming redundant and unmaintained as previously seen.

The application of render can be seen on other properties on this street including 872 Smiths Bakery and 870 Wells Pharmacy. Overall, we believe the

render has prolonged the use of the building and helps maintain Castleton's development plan. Given the recent increase in housing and improvements to the train line, we believe it is paramount the street scene is inviting which helps align with the government's development plan.