The Greg Cross Partnership

Architectural Design and Planning Consultancy

DESIGN AND ACCESS STATEMENT 12/1/16

SITE: THE BUTCHERS ARMS, 10 HIGH STREET MONK BRETTON.

PROPOSAL: PROPOSED, TWO NEW DOCTORS SURGERY'S AND PHARMACY WITH 8 ONE BEDROOM FLATS ABOVE.

CONTEXT

THE SITE IS SITUATED IN A PREDOMINANTLY RESIDENTIAL AREA ON THE HIGH STREET IN MONK BRETTON. IT WAS A PUBLIC HOUSE WITH A SMALL PARADE OF SHOPS ON ONE SIDE AND A CHIP SHOP WITH SOME BUNGALOWS ON THE OTHER. THERE ARE SEVERAL TYPES OF MATERIAL USED IN THE CONSTRUCTION OF THE BUILDINGS ADJACENT AND NEAR TOO THE SITE, BRICK, RENDER AND ARTIFICIAL STONE ARE ALL USED NEAR TO THE PROPOSED SITE.

THE SITE

OVER THE PAST YEARS THIS PROPERTY HAS BEEN A PUBLIC HOUSE. SINCE THE PUB HAS CLOSED IT HAS BECOME REDUNDANT AND DERELECT. IT IS NOW IN SUCH A POOR STATE OF REPAIR THAT DEMOLITION AND REDEVELOPMENT IS THE BEST WAY TO REGENERATE THIS SITE. IT CORNERS HIGH STREET AND JUDY ROW, THE PROPOSAL DEVELOPES THE AREAS ADJACENT TO THE ROADS AND CREATES A PARKING AREA TO THE REAR, IT IS A LARGE RECTANGULAR SITE WITH AN AREA OF 1024 M2, WITH PROPOSED ACCESS FROM HIGH STREET AND JUDY ROW. THE SITE HAS A MINOR GRADIENT TO THE CORNER OF HIGH STREET AND JUDY ROW.

THE USE

THE PUB HAS BEEN CLOSED FOR SOME TIME AND THE CAR PARK REDUNDANT IN TERMS OF PUB USE. THE RE-DEVELOPMENT OF THE PUBLIC HOUSE INTO TWO PURPOSE BUILT MODERN SURGERIES AND A NEW PHARMACY WILL SERVE THE COMMUNITY. THE FLATS ABOVE CONSIST OF EIGHT ONE BEDROOM UNITS WHICH WILL SUITABLY HOUSE SINGLE PEOPLE. THIS IS A VALUABLE NEEDED ADDITION TO THE LOCAL HOUSING STOCK.

LAYOUT

THE PROPOSED BUILDING WILL OCCUPY THE FRONT SECTION OF THE SITE ADJACENT TO HIGH STREET AND JUDY ROW. THE CAR PARK WILL HAVE DIRECT ACCESS FROM THE HIGH STREET AND JUDY ROW WITH FURTHER PARKING DIRECT FROM JUDY ROW. THE SURGERY'S ARE DESIGNED FOR SMALL TWO DOCTOR PRACTICES AND WILL BE ACCESSED FROM THE CAR PARK. THE FLATS ARE AIMED AT SINGLE PEOPLE AND PARKING HAS BEEN PROVIDED AT 1 SPACE PER FLAT. BEING BOTH CLOSE TO THE LOCAL AMMENITIES AND MAJOR BUS ROUTE IT IS ASSUMMED THAT MINIMAL PARKING WILL BE REQUIRED FOR THESE UNITS IF ANY.

APPEARANCE

THE NEW BUILDING WILL BE A MIX OF MATERIALS USING BOTH BRICK AND RENDER WITH AN ARTIFICIAL BLUE ROOF SLATE. THE FENESTRATION WILL BE A GREY ALUMINIUM PROFILE WHICH WILL GIVE A CRISP CLINICAL APPEARANCE. THE BUILDING WILL BE MODERN IN APPEARANCE AND INCORPORATE SOLAR PANELS TO THE SOUTH FACING ROOF TO HELP WITH THE RUNNING COSTS OF THE PROPERTY.

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ACCESS

THE SITE IS PRESENTLY ACCESSED DIRECTLY FROM THE MAIN ROAD (HIGH STREET). IT IS PROPOSED TO MAINTAIN THIS ACCESS POINT ALTHOUGH MOVE IT SLIGHTLY TO SERVICE THE NEW BUILDING. THE CAR PARK WILL ALSO BE ACCESSED FROM JUDY ROW WITH THIS BEING THE EXIT ROUTE.

CONCLUSION

THE SITE IS CURRENTLY UNUSED AND BECOMING MORE AND MORE RUN DOWN AND ABUSED BY SOME LOCALS. IT HAS BEEN CALCULATED THAT A NEW PURPOSE BUILT BUILDING WILL BE MORE ECONOMICAL AND ENVIRONMENTALY FRIENDLY THAN ATTEMPTING TO CONVERT THE EXISTING BUILDING. THE TRAFFIC VOLUMES WILL BE FAR LESS THAN THAT OF THE ORIGINAL PUBLIC HOUSE IN THE EVENING AND PROVIDE OF STREET PARKING FOR PATIENCE DURING SURGERY HOURS. THE PHARMACY IS THERE TO MAINLY SERVE THE DOCTORS PATIENCE, IT WILL ALSO HAVE AN ACCESS POINT FROM THE HIGH STREET FOR PEOPLE TRAVELLING ON FOOT.

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