

**DESIGN & ACCESS STATEMENT  
33-34 BISHOP LANE HULL  
HU11PA**

**Date: 28<sup>th</sup> December 2020**

**1. Design principals and concepts that have been applied to the proposal.**

Design Statement.

The site is located on the North Side of Bishop Lane in the central part of the Old Town conservation area of Hull City Council.

The properties at 33-34 Bishop lane are interlinked by openings at both Ground and 1<sup>st</sup> floor levels, and were formerly used as offices and also previously as a Tattoo studio. The property has fallen into a state of disrepair and has been purchased for redevelopment and regeneration as future grade A office space.

The elements of work which are subject to planning permission are highlighted within this application. These fall part of an overall development programme of works appointed by the future Tenant of the property, a creative Marketing Business who plan to take the space on a long lease as their main headquarters in the Old Town.

The full proposal involves other minor layout alterations which will not affect the external appearance of the property.

It has been identified by acquiring advice from the Hull City Council that certain elements of the works will fall into planning permission consent based on the alterations as listed below;

Proposed Works in relation to Planning Consents:

**Item [a]**

Conservation style roof light [velux window]  
Full details and locations as shown on elevation drawings.

**Item [b]**

Rear Door for access / egress from 34 Bishop lane.

**Item [c]**

Rear Door for egress / maintenance from 33 Bishop lane.

Note: a legal right 'deed of grant' is in place and tied to the freehold of the property for the doorways to be created and access permissions to the rear private courtyard named Salters Court and shown as 'The Avenue' on OS maps.

**Item [d]**

The installation of a newly created staircase serving the property which has been designed to current Building Regulations and Fire Safety Act. The existing staircases within the property are not built to current regulations and are in a state of disrepair, therefore it has been deemed necessary for these to be replaced by a single stair.

**Item [e]**

The existing 'loft space' has been designed as an additional space for the tenant as 'storage / expansion' and will be built to current regulations including necessary insulation and fire ratings.

Note: the property is rated as an 'offices and premises' ref: 10140043003306 within central governments rating category and is being kept within this category so no formal change of use is required.

The overall design concept is to accentuate the existing architectural features of the property and bring back to life as a thriving office environment for up to 30no staff to operate from.

Car Parking:

The application site is located in Hull City Centre and negates the need for on-site car parking.

#### Noise:

The application site is located in a quiet, narrow, one way street between Lowgate and High Street and is planned to remain as Offices and Premises which negates the requirement for a noise Survey.

#### Air Quality

The application site is to be kept as an office proposal and located in a quiet, narrow, one way street between Lowgate and High Street which is seldom used by vehicles which negates the need for an Air Quality statement or report.

#### Flood Risk.

The application site is located in a flood zone, however as no formal 'change of use' is required this negates the requirement for a flood risk assessment. The site will however have all gutters cleaned, drains, gullies and inspection chambers jet washed and rodded as a preliminary set of works to the main development programme to assist with the removal of water and drainage. The ground floor levels will be no lower than existing floor levels.

#### Foul Sewage

The application site has no requirement for additional connections to the foul sewage main sewer. The existing connections will be inspected and rodded where necessary as part of the overall development works.

#### Waste Storage & Collection.

Waste storage will be to the rear of the application site within a dedicated 'Exterior Waste Storage Section' of the Private Courtyard. Private commercial collection methods will be negotiated in due course.

#### Access Statement.

The access for the property to both front doors on Bishop Lane will be unaffected by the proposal. These doors however will be refurbished and have new locks and architectural ironmongery added for ease of access and aesthetics,

The rear of the property will allow access through the private courtyard and into the rear of the property.

The new doorways will be located to the rear of the property and are not visible from the public highway. These will have a more level approach to the doors, this will enhance the accessibility to the property without a significant step [as per the front door locations] In turn this will have a more positive impact on disabled access in line with current regulations. The doorways will also be approx. 1m wide, for increased accessibility / egress. The approach to each door will also be in line with Park K Building Regulations and have suitable manifestations to the glazing.

The adjacent commercial property within the private courtyard has the same specification door as within the proposed design. This will add an element of continuity for the adjacent commercial office properties within the Private Courtyard.

Visibility though the doors will be enhanced, and the doors will have concealed 'auto-closers' for security and to reduce energy loss.

Necessary advice from Philip Hampel the Principal Conservation Officer [Development Delivery] City Planning has been taken as below;

*22.12.2020: Without prejudice to any future decision made by the Council, I would have no objections on conservation grounds to fully glazed doors in the former window positions, providing they are timber, composite or colour coated aluminium framed, and not PVCu. The conservation roof light, in addition to being flush with the roof slope, should have slim metal profiles and a vertical glazing bar dividing two glazing panels. Replacing the existing glazing with 'slimlite' glazing in the existing timber sashes will not require planning permission, providing their external appearance is not altered.*

Please also note that the staircase and loft space conversions were not initially indicated as a planning requirement, however we have added these to the planning submission as a diligent approach and for absolute clarity. An appropriate assessment of 'means of escape' has been drawn up, and agreed with both Building Control and the Fire Authority.

**2. Demonstrate the steps taken to appraise the context of the proposed works, including the characteristics of the site and its wider setting. The design and access statement also shows our approach to Local Plan Policies for the Old town.**

The wider setting of the application site will have a positive impact by the building being put back into full time commercial use.

Within the private courtyard to the rear of the property, also features another building of similar age, design and finish named Salters House. This property is also owned and managed by one of the owners of the application site and will have an element of positive commercial interaction between properties. <http://theredfrog.com/projects/details/salters-house>

The frontage of 33-34 Bishop lane will also be cleaned, and maintained and have a further positive impact to the wider street setting.

As described on Hulls Local Plan Policy section 6.37 2016 to 2032, The Old Town contains numerous offices and is the administrative and Civic heart of Hull. The 33-34 Bishop Lane proposal shows commitment to the Old Town by regenerating these type of heritage property which have stood empty for a number of years back into a thriving office environment for up to 30no staff.

Strategic priority 6 of the Hull Local Plan identifies the 'protection and enhancement of the City's historic assets' The 33-34 Bishop lane proposal shows a full regeneration of this property on one of Hulls Oldest streets, and the minor planning works required to get this project to completion are key to this.

Section 6.17 of Hulls Local Plan Policy states that multi-storey buildings which are not suitable for residential conversion due to ground floor level flood risk, should be put to other uses. The 33-34 Bishop Lane property has had failed / had redacted planning attempts for residential and has somewhat lost its identity. The submitted proposal will reidentify the building as offices and premises and regenerate the image of the street expediently.

Section 4.23 Outlines a need in the city for strong Grade A offices. It also states that Creative and Digital industries are seen as an important part of the city centres role. The 33-34 Bishop Lane planning submission is part of an overall design which is a bespoke fit out proposal for a Digital Sector Tenant committed to the property and Hulls Old Town.

Section 6.29 outlines that Hull has limited quality Grade A office space available. The 33-34 Bishop Lane proposal will bring Grade A office space to the Old town and once planning permission is granted for the minor alterations required, the Tenant can complete the lease.

Table 14.2 within the Hull Local Plan Document shows the Policy of 'office development' as number 1 strategic priority and to 'ensure most office development is located within the city centre' The 33-34 Bishop Lane proposal will contribute towards this prioritised target.

Section 9 of the table clearly states 'Support Development that is compatible and respect the historic fabric of the Old Town' The achievement indicator for this is for 'vacant units brought back into use' all as part of the 33-34 Bishop lane proposal.

End.