

BGA: 07/18

Job No. 727

DESIGN, ACCESS & HERITAGE STATEMENT



PROJECT: PROPOSED NEW PHARMACY AND INTERNAL ALTERATIONS

ADDRESS: AVENUE HOUSE & HASLAND PARTNERSHIP,
109 SALTERGATE,
CHESTERFIELD
DERBYSHIRE
S40 1L

CLIENT: AVENUE HOUSE & HASLAND PARTNERSHIP

TABLE OF CONTENTS

	Page No.
1.00 The Scope of the Statement and the Limitations of the Study	3
2.00 Authorship	3
3.00 Involvement	4
 A HERITAGE	
4.00 Examination of the site and surroundings.	5
5.00 Context	8
 B DESIGN & ACCESS STATEMENT	
6.00 Assessment of Proposal Extension design Annexe Design	11
7.00 Summary	13

1.00 THE SCOPE OF THE STATEMENT AND THE LIMITATIONS OF THE STUDY

This report has been prepared on the instructions of our clients, The Avenue House and Hasland Partnership, to accompany the planning application for:

New Pharmacy extension to the existing building including internal alterations to the existing Surgery reception area.

DESIGN AND ACCESS STATEMENT including a HERITAGE section, all covering the following aspects:

1. Examination of the site and surroundings.
2. Context – a consideration of the local area (*with reference to relevant planning policies*).
3. Assessment – the form and style of the building.
4. Summary

2.00 AUTHORSHIP

This Statement has been developed by:

Simon Gratton BA (Hons) Dip.Arch, ARB, RIBA CA

Simon Gratton is a director of Blair Gratton Architects Limited, a practice with a lineage to 1953 and he is a chartered architect who trained in Brighton, Newcastle and London before settling back in Derby. He has been registered with the Architects Registration Board (ARB) since 1998 and the Royal Institute of British Architects since 1999.

In 2016 Simon successfully completed the RIBA Conservation examination and became an accredited RIBA Conservation Architect. He is now working towards Specialist status. As a recent affiliate member of the IHBC he is preparing his associate level application.

Since 2007 Simon has been a member of the RIBA Validation committee, which assesses teaching standards in schools of Architecture both here and abroad and he has acted as chair and vice chair to a large number of board visits, the most recent in June 2018.

Simon has been an external examiner to courses of architecture taught at Leeds Metropolitan and DeMontfort University in Leicester and has acted as a studio tutor at the Leicester School of Architecture. He currently holds the position as an examiner of the RIBA (Part III) North-West Advanced Diploma in Professional Practice in Architecture course and has examined for the Architecture Professional Practice examination at the University of Westminster. Simon is an architect member of the Derby Diocesan Advisory committee, assessing faculty applications for ecclesiastical buildings.

3.00 INVOLVEMENT

ICOMOS m, n

3.01 Meetings have been held at the surgery on the following dates with the attendees as noted:

- i) 25.04.17 - Paul Staniforth Dip URP MRTPI, Develop Management & Conservation Manager; Simon Gratton Conservation Architect and Dr. Peter Flann, Avenue House and Hasland Partnership.
- ii) 26.04.18 - Paul Staniforth Dip URP MRTPI, Develop Management & Conservation Manager; Sarah Kay BA (Hons) MPLAN MRTPI, Principal Planner; Steve Perry Tree Officer (Planning); Simon Gratton Conservation Architect and Dr. Peter Flann, Avenue House and Hasland Partnership.

All aspects of the proposals were discussed at the meetings. Paul Staniforth issued a detailed response by e-mail on 28th April 2017, which covered the main building extension, annexe, pharmacy, access and car parking, trees, ecology and general design ethos. Blair Gratton Architects Ltd., issued Minutes dated 25.04.17 which were also accepted as a record of the Meeting.

3.02 Paul Staniforth confirmed that a Heritage Statement would not be required but a section on Heritage should be included in the Design and Access Statement (DAS).



Image 01: Site Location Plan

Heritage England Listing of National of Miners Offices, 100 Saltergate: 1245419

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A HERITAGE

4.00 EXAMINATION OF THE SITE AND SURROUNDINGS.

ICOMOS a, b, c, d



Image 02: Looking East at Saltergate/Tennyson Avenue junction

Image 03: View North-West

- 4.01 The Avenue House and Hasland Partnership premises occupy a site on the north side of Saltergate, Chesterfield, near to the city centre.

As evidenced on Images 07 and 10, Tennyson Avenue, on the west of the site and the north side of this part of Saltergate was laid out and largely constructed during the period of 1898 to 1921. Before 1898 the area was completely open ground with only Westpool Villas to the right hand side of where the surgery now stands.



Images 04 & 05: Access from Tennyson Avenue

- 4.02 The site lies within a Conservation Area and comprises the original unlisted Edwardian house, designed and built for a doctor. This has been variously extended over the years, with a new Second Storey extension currently under

construction. At the rear of the site, directly on the boundary with the adjacent property, was a detached annexe built as the stable and coach house for the doctor's horse and carriage. This Annexe has recently been demolished and a new Annexe is currently under construction to form new training and meeting facilities (see Images 18 and 19).



Image 06: The Original Dwelling from Saltergate

- 4.03 Adjacent, on the north side of the site is a two-storey semi-detached Edwardian double bay fronted house of red brick and non-original interlocking concrete tiled roof. Formerly a medical centre the house is under conversion into separate flats. Its vehicular access is adjacent to the boundary of the surgery and at the rear.
- 4.04 The site area to the front and west of the surgery is laid to lawns with trees and shrubs and the remainder of the site between the surgery and annexe is a tarmac parking area for doctors, staff and patients/visitors.

Vehicular access is off the tree-lined Tennyson Avenue on the west of the site. There is a pedestrian access and disability ramp to the front off Saltergate.

- 4.05 Tennyson Avenue is one-way and consists of two and three-storey houses, mainly detached but some semi-detached. Red brickwork is the predominant material with slate or tile roofs. There are however examples of pebble-dash and stone. Bay window surrounds vary from masonry to timber frame.

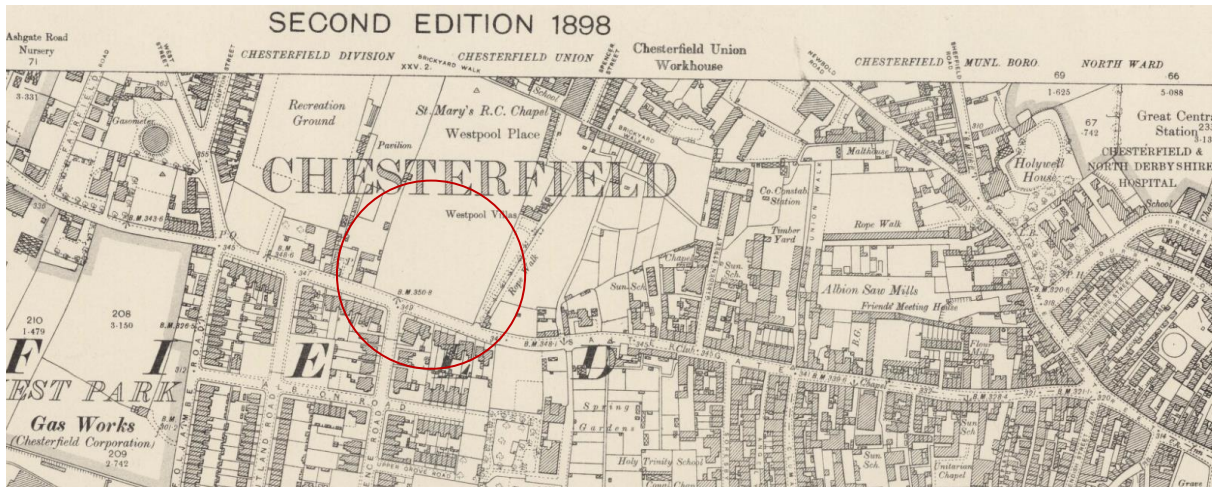


Image 07: Historic Map extract from 1898 – 109 Saltergate yet to be built

4.06 The south side of Saltergate had been constructed before 1898. Buildings between Foljambe and Clarence Roads consist of large domestic properties in red brick with slate roofs. They are built as a terrace of bay-fronted three story dwellings with dormer windows to the roof. Brickwork corbel details, cornicing and rolls are evident with a projecting chimney stack facing Clarence Road.

Directly opposite Tennyson Avenue and on the corner of Saltergate with Clarence Road is the Grade II listed former Derbyshire Miners Association Offices opened on June 24th 1893 (*Heritage England listing 1245419*). Outside are the listed statues of James Haslam and William Edwin Harvey MP's.



Image 08: Crow-stepped gable No.100 Saltergate

Image 09: Clarence Road with Saltergate

The Heritage England listing comments that:

'Trade union offices and attached dwellings. 1893, with minor late C20 alterations. By Rollinson and Sons, architects, of Chesterfield. Smooth red brick, with ashlar sandstone dressings and coped gables, partially stepped, and a Welsh slated roof. Simplified Flemish Renaissance style. L-plan range, the taller office range to Saltergate, the subsidiary range to Clarence Road.'

'A rare example of a C19 purpose-built trade union office, the focal point for the organisation and management of union activities in one of the most productive coalfields in Britain. It forms a group with the adjacent statues of the first General Secretary, James Haslam (item 4/148) and the local M.P., W.E. Harvey (item 4/149).'

- 4.07 East along Saltergate are the offices of Chesterfield Borough Council, together with generous parking areas, within easy walking distance of the surgery and there are regular bus services on Saltergate stopping outside of the surgery. The practice actively encourages patients to use public transport so as to maximise space for those visitors and staff which have to drive.



Image 10: Historic Map extract from 1921 – 109 Saltergate built

5.00 CONTEXT

ICOMOS c, e, g

- 5.01 The original house now occupied by the Avenue House and Hasland Partnership is constructed of red-brick, with gabled, pitched slate roofs and ground floor bays at the front. On plan, the house consists of a rectangular plan for the front reception rooms with two perpendicular pitched roofs abutting the rear, of equal size and with a valley at the centre (Images 04 & 05).



Image 11: Existing stone string course and timber corbel over early side extension

Image 12: Bay window detail, ashlar plinth, cill and mullion

Bay windows are dressed in stone, which has been painted and there are stone lintels and cills to all windows and doors with stone quoins to the corners of the main house fronting Saltergate. The property has many of its original sash windows intact at higher levels. uPVC replacements predominate at the rear with single glazed aluminium to the 1980's extension block and softwood for the stair tower which are being replaced with polyester powder coated aluminium frames to match the new second floor windows.

There are a series of later additions:

- a) a single-storey extension on each side, constructed at differing periods; both with hipped roofs and,
- b) a two-storey extension at the rear (including a staircase shaft), in red brickwork but with a large slate-hung fascia and flat roof behind.

5.02 A second floor extension to the 1980's block is currently under construction: the pseudo-mansard flat roof has been removed to allow the construction of the new second floor with slate, pitched roof to match existing pitched roofs. The extension is in brick with natural stone detailing to cills and string courses.

The new detached Annexe is a timber framed two storey brick-clad, slate pitched roof building.



Image 13: Rear (North) elevation showing central valley

Image 14: North-West – Note original windows at high level, uPVC at ground floor

- 5.03 Car parking is at the rear and for the full width of the site, from the access point off Tennyson Avenue at the north-west corner. The car park is retained and its setting out has been redesigned to accommodate an extra space. There are an additional 6no. staff parking spaces which have recently been obtained at the end of the drive on the eastern side.



Image 15: Crèche extension at side to be demolished

Image 16: Single storey extension of consulting rooms, circa '80's extension behind

B DESIGN & ACCESS STATEMENT

6.000 ASSESSMENT OF PROPOSAL:

ICOMOS b, e, g, m, n



Image 17: New Annexe under construction

Image 18: Annexe brickwork outer skin underway – note brick type and quality

6.010 EXTENSION DESIGN (as drawings no's. 727.01, 02, 03 and 04).

- 6.011 The development and construction of a new Pharmacy on the site provides convenience, safety and efficiency for patients and staff. Through cross organisational working, the Surgery and the Pharmacy will provide these real benefits to patients within the community. Handling scripts within the same building is safer, minimises errors, provides greater confidentiality and reduces patient trips, which is more convenient, particularly for the elderly and infirmed and is more environmentally sustainable.
- 6.012 The proposed extension is to be built to the west of the main surgery building. The crèche extension will be demolished and a new single storey pharmacy building is to be erected from the side of the original house to the western boundary with Tennyson Avenue. The works include internal alterations and enlargement of the existing Reception and Waiting area of the surgery, together with alterations to a Consulting Room on the Ground Floor.
- 6.013 Accommodation within the new Pharmacy consists of entrance lobby, pharmacy reception, dispensary, joint prescribing room, consulting room and a secure store. The existing Waiting Area requires expansion and a new open plan combined waiting/reception area is to be created extending through from the existing surgery waiting area to the new pharmacy extension.

- 6.014 The surgery reception is relocated to the west side of the original house and located directly in front of the new entrance lobby, at the junction between the old Surgery and new Pharmacy buildings. Unlike the existing arrangement, the new Reception desk is located directly opposite the new glazed Lobby to be clearly visible to all patients and visitors to the building and to provide enhanced security.
- 6.015 The new Pharmacy is contemporary in its design language and is not intended to copy the vernacular of the former house.
- 6.016 The plan of the new pharmacy is wide and square. A traditional pitched roof (as per the main building) would be unsuitable resulting in an unacceptably high ridge line and an overbearing nature. Furthermore, the junction of this type of roof to the existing building would be problematic in terms of both detail and aesthetics and would block all light to the west elevation.
- 6.017 Supported on glue-laminated beams spanning between circular steel columns, the new Pharmacy roof is designed as two mono low-pitched roofs arranged in a 'butterfly' style. The pitch is approximately 3° and the roof is clad in a standing seam (Kalzip) aluminium sheet for longevity, robustness, aesthetics and recyclability.
- 6.018 The structure of the extension is visible both externally, on approach to the building and internally within the new Waiting and Reception area. From Tennyson Avenue the roof will appear as a low-slung building nestled behind the existing boundary brick wall, which is retained and incorporated into the new side elevation.
- 6.019 The lightweight PPC aluminium glazed Lobby provides separation between the two structures of the original building and the new Pharmacy. The stone quoined corner of the original has been carefully retained.
- 6.020 Externally, the walls to the north and west of the Pharmacy building are to be finished with self-coloured render. Part of the south elevation will incorporate a Derbyshire natural stone wall before opening up with a glazed SAPA aluminium section to the new Waiting Area and the Lobby against the original house. This will create a clear separation between the old and new elements of the original house and new Pharmacy building and provide a sensitive link between the two.
- 6.021 The existing concrete ramp and handrail arrangement to the front door will be removed. The original stone steps survive and these will be exposed and reinstated. The door opening will be glazed. A new level approach pathway will be formed to the new entrance Lobby.
- 6.022 New windows are to be top-hung in polyester powder coated (PPC) aluminium. The PPC aluminium glazing system to the south elevation will incorporate vents and an integrated automatic sliding door to the entrance.

- 6.023 The side of the site is at present used as a through route for pedestrians to cut through the corner of Saltergate and Tennyson Avenue.

The placement of the new pharmacy building will secure the site, preventing a commonly used short-cut for people walking to and from Chesterfield by going through the site to cut the corner. A pedestrian access will be formed in the Tennyson Avenue boundary wall. There is evidence of a former pedestrian opening in this wall giving precedent to the new access.

7.000 INVOLVEMENT

- 7.010 The presence of an abandoned coal shaft on or about the front south-west corner was established at the planning application stage for the main extension and Annexe proposals.

- 7.011 An 'Application to Disturb or Enter Coal Authority Mining Interests' was made to The Coal Authority on the 22.06.18: this has been registered. *Coal Mining Report P795* prepared by Peter J Bates was submitted in support of the application. The shaft will need to be capped before the commencement of any extension works in its vicinity. As a result of this capping, the existing trees located in this area will be removed. Details are provided in the Report.

- 7.012 At the meeting held on the 26.04.18 between Paul Staniforth, Development & Conservation Manager; Sarah Kay, Principal Planner; Steve Perry Tree Officer (Planning); Simon Gratton Conservation Architect and Dr. Peter Flann, Avenue House and Hasland Partnership, the site landscape was discussed. At the frontage on the south side of the site, it was agreed that for mitigation for the removal of the *Norway Maple*, the existing *Acer Griseum* (Paper Bark) is to be balanced as a pair with the planting of a new and identical tree.

- 7.013 Since the meeting of the 26.04.18 and following the preparation of the Coal Mining Report P795 for The Coal Authority, it has become known that the process of constructing the reinforced concrete mine shaft capping will result in the removal trees and bushes at the south-west corner and at the boundary.

A scheme of planting is therefore to be agreed following the implementation of a Planning Condition and a fuller understanding gained after the construction of the mine capping of the extent of any replacement scheme.



Image 19: Annexe – New Building Under Construction

Image 20: Existing boundary Wall – Note former bricked up opening in line with red door beyond

8.00 SUMMARY

- 8.010 The investment in a new Pharmacy extension provides a clear community benefit to the patients and staff of the Avenue House Surgery and completes the practice vision.

The construction of the Pharmacy will see the demolition of the later single storey side extension and relatively recent crèche room. The existing entrance doorway of the former house will be revealed following the removal of the brick and concrete ramp and handrail.

The design is contemporary using quality materials. The massing is low and subordinate to the main building. The west elevation of the house will be revealed following the removal of the single block and pitched roof. The new Pharmacy Lobby is positioned to provide visual separation between the original house and the new Pharmacy extension with the glazed entrance screen returned behind the line of the stone quoin.

The internal spaces with exposed timber structures will be welcoming and inviting, well suited to the access needs of a broad range of patients. Patient security will be enhanced following the establishment of the partnership arrangement and the advantages that this will bring.

Due process has been followed: consultations with the Local Planning Authority have been instrumental in the realisation of the application in accordance with planning policy and their comments made have been addressed within the design and submitted documents. The Coal Authority has been consulted and an application is under consideration.

The Pharmacy proposal is an important investment in the local community and ensures that the Avenue House and Hasland Partnership can continue to provide its valuable services into the future.