

EN-PLAN

PLANNING & ARCHITECTURE

HERITAGE, DESIGN & ACCESS STATEMENT

Prepared by

EN-PLAN: PLANNING & ARCHITECTURE

For & on behalf of

EDIS PROPERTY

**Heritage, Design & Access Statement
Planning Application for the change of use of Highbury House from
office use to a seven bed HMO.**

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Introduction

- 1.1. En-Plan: Planning & Architecture have been instructed by Mr. Richard Edis to apply for the change of use of Highbury house from office to residential use.
- 1.2 This Heritage, Design & Access Statement will demonstrate how the application is fully planning policy compliant and how the scheme will preserve and enhance the character and setting of the locality.

Site and Surroundings

- 1.3 The site is a Listed Building and a separate application will deal with the impact in this respect. The listing for Highbury House states the following:

“GV II House, now offices. Early C19 with mid-C19 alterations. Red brick, with rendered ground floor and gable end. Plain tile roof. 3 storeys. Dentil brick eaves cornice. Integral brick end stack to left and lateral brick stack to rear. Pair of integral lateral brick stacks at rear. 2:1 windows; glazing bar sashes with painted stone cills and lintels. Inserted C20 casement in ground floor to left. Mid-C19 ground-floor canted bay in second bay from left with dentil cornice to flat top. C20 glazed door between first and second windows tram right with margin-light rectangular overlight and early to mid-C19 wooden doorcase consisting of reeded pilaster strips and architrave, square corner paterae and moulded cornice. Interior not inspected. Included for group value.”

Listing NGR: SJ6765734110

Background to the Proposal

- 1.4 The area has been the subject of numerous applications for new development and the applicants are looking to provide high quality residential a development in this sustainable town centre location.

Use of the Application Site

- 1.5 The application site lies within the Market Drayton Town Centre and within the designated Conservation Area and as such a mixture of commercial uses interspersed with residential development characterises the locality.

Layout

- 1.6 The site fronts onto Great Hales Street and adjoin the Joules Brewery to the side with an existing car parking to the side and rear which has been approved for redevelopment as a care home.

History

- 1.7 The site has always been a commercial unit.

Connections

- 1.8 Gerat Hales Street and the A529 are located to the fore.

Form

- 1.9 The historic architecture has been augmented by more recent additions to the rear of the unit. The main mass of the building fronts onto Great Hales Street with more subordinate two and single storey elements located to the rear.

Scale and Massing

- 1.10 No alterations are proposed as part of this application from the raising of the rear boundary wall to two metres to provide security for the new residents.

Materials

- 1.11 The existing glazing will be refurbished and secondary glazing installed behind. No alteration re proposed to the elevations and under the Listed Building Consent application a works schedule for each room has been submitted which can be agreed with the Local Planning Authority.

Style of Architecture

- 1.12 To match existing.

Impact upon the Living Conditions of Neighbouring Residents

- 1.13 None.

Access and Parking

- 1.14 The proposed access arrangements will create two deducted spaces to serve the unit with cycle parking to be provided in the rear secure area marked on the submitted plans

Justification & Mitigation Strategy

- 1.15 The provision of affordable housing within Market Drayton via the scheme is the justification for the development of the building from commercial to residential use. With regard to this the applicants will liaise with the Council to ensure any material finishes will be of a suitably high standard to compliment the Listed Building and wider Conservation Area.

Impact upon the Character and Setting of the Conservation Area and Listed Building

- 1.16 With the above mitigation strategy and the use of matching brick to raise the rear wall there will be no impact upon the character and setting of the listed building, or Market Drayton Conservation Area.

Conclusions

- 1.17 The proposal will provide residential development in a sustainable town centre location with no negative impact upon the Conservation Area or Listed Building, and is full policy compliant with both National and Local Planning Policy.