

PlanArch

DESIGN AND ACCESS STATEMENT

Ground Floor Shop Adaptions and First Floor  
Apartments at  
22 Eldon Terrace  
Ferryhill  
DL17 0AW

On behalf of Mousa Mohamad

22.02.19

Ref P279

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## Design and Access Statement

### 1.0 Introduction

- 1.1 This document has been compiled by PlanArch Design Ltd to support a planning submission at 22 Eldon Terrace, Ferryhill, DL17 0AW on behalf of Mousa Mohamad. The information herein seeks to clarify the design process and meet the compulsory requirement of a design and access statement for such a scheme.

Information will be given that justifies the proposals that include the separation of the ground floor space from one large A1 retail unit into two smaller A1 units and two A5 units, as well as the inclusion of five self-contained apartments on the first floor.

### 1.2 The Building and Surroundings

- 1.3 The building was constructed in the early 1900's and has a Victorian style to the frontage, Chilton Lane, that diminishes in impact around the side and rear alleys of Eldon Terrace. Constructed in red facing brickwork with large stone window surrounds it is the 'stop end' of a larger row of terraced properties; this property has clearly been designed to emphasise variety of appearance.

There are no obvious signs to suggest that this building is not in its original form, although there is evidence of some minor adaptations with some door and window openings clearly infilled. The shop frontage is an addition as it does not seem in keeping with the elevation above.

The building looks tired in its current form with the first floor windows being dilapidated and the ground floor openings boarded up as a result of vandals. The building is currently operated in a class A1 retail outlet on the ground floor with the upper floor largely vacant besides some light storage. The building as it currently stands has no architectural merit and seems a waste of a usable beneficial space.

Chilton Lane is wide enough for at least one row of cars parked with two lanes of traffic passing, this being how the existing parking currently works with no permit parking in place allowing parking of all residents along the terrace. There is the possibility of parking on both sides of the street narrowing the passage between the parked cars to one flow of traffic.

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### The Site:

The building sits between Ferryhill and Mainsforth forming a local centre within the area due to the expansion of both towns. The site is located 1.3 miles from Ferryhill high street and 2 miles from Chilton.

Although there is no access to the rail system in the area the application site is within 2.2 miles of the A1 for vehicular access up and down the country. Bus routes to Durham, Sedgefield, Darlington, Bishop Auckland and Spennymoor are all available within 150m of the building offering good links to the local area.

### 1.5 Planning history

- 1.6 There have been no formal planning applications on the building. Pre-application advice was sought for a previous scheme that comprised ground floor adaptations along with a gymnasium / dance hall above, and the following responses relate to the advice PRE40/18/02148 given by Mark O'Sullivan to the applicant Mousa Mohamad.

There is no longer a category D2 use proposed to the upper floor.

The A5 units proposed are located adjacent to Eldon Terrace and are the furthest away from the row of terrace houses that this building concludes. The extract system that is proposed is state of the art and seeks to extract all odours in a quiet manner.

The bins for each A5 unit are separated in their own internal bin store accessed off the street on collection of waste and from the units themselves. This minimises the potential for odours from waste to disperse into the local area.

The hours of business are proposed to be 11-11 which shall minimise the impact of the outlet on the neighbouring homes. The business model is to provide a delivery service primarily covering local areas which include Ferryhill but also Mainsforth and Chilton.

Any visitors to the shops would generally be local footfall. The location of the shops is close to Ferryhill but within a separate local centre of the town where no shops of this nature currently operate.

With good local transport links and more than sufficient on-street parking available in the close vicinity of the building we would request the LPA assess the scheme based on the policy T9 outlined below, which offers to review such schemes based on their merit. As the boundary line of the building is its walls, there are no areas on which to propose parking.

We accept that ecology assessments may be required in relation to the adaptation of the first floor.

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### **1.7 Planning policy**

- 1.8 In accordance with Policy S9, saved from the now largely defunct Sedgefield Borough Local Plan, a small type A1 retail outlet is proposed to offer shopping facilities to the local area, having a floor area not exceeding 200sq.m. The proposals for this unit do not affect the amenity of the local area and shall provide access for disabled users.

### **2.0 The Proposal**

- 2.1 **Use:** The existing ground floor consists of an A1 retail unit which is generally used for the storage and repair of catering equipment for rejuvenation and resale. The upper floor is largely empty dilapidated space with minor elements of storage provided.

The proposal provides two A5 takeaway units that are placed primarily for take-away orders in the area and local footfall. Two A1 retail units will be created with one large convenience store and a yet to be designated space that is adjacent to the residential neighbours.

At the first floor there are 5no. one bedroom apartments designed within the current foot print and into the existing roof space in the North West corner.

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2.2 **Amount:** The site boundary is within the external footprint and equates to 460sq.m

There is no designated amenity space within the proposals. The schedule of accommodation is:

| <b>Ground Floor</b> |       |  | <b>Sq.m</b>   | <b>Sq.ft</b>   |
|---------------------|-------|--|---------------|----------------|
| Unit 1              | A5    |  | 79.40         | 854.7          |
| Unit 2              | A5    |  | 67.90         | 730.9          |
| Unit 3 - Main       | A1    |  | 155.70        | 1675.9         |
| Unit 3 - Upper      | A1    |  | 25.50         | 274.5          |
| Unit 4              | A1    |  | 67.90         | 730.9          |
| <b>Total GIA</b>    |       |  | <b>396.40</b> | <b>4266.81</b> |
| <b>First Floor</b>  |       |  | <b>Sq.m</b>   | <b>Sq.ft</b>   |
| Apartment 1         | 1 Bed |  | 40.50         | 435.9          |
| Apartment 2         | 1 Bed |  | 42.80         | 460.7          |
| Apartment 3         | 1 Bed |  | 67.38         | 725.3          |
| Apartment 4         | 1 Bed |  | 76.88         | 827.5          |
| Apartment 5         | 1 Bed |  | 42.58         | 458.3          |
| Apartment 6         | 1 Bed |  | 52.26         | 562.5          |
| <b>Total GIA</b>    |       |  | <b>322.40</b> | <b>3470.28</b> |

2.3 **Layout:** Each of the four retail / takeaway units are accessed from Chilton Road with level access provided for disabled use.

There are separate bin stores accessed from Eldon Terrace to service the A5 take aways, the aim of this segregation is to avoid odours or waste food dissipating into the street causing a nuisance in the area.

There is a single staircase to the upper floor apartments with the travel distances of both the communal corridor and individual dwelling corridors maximised to conform to Part B fire regulations. The access to the staircase is off Chilton Lane.

The first floor apartments are designed to ensure natural light is brought into each habitable space and bedroom, whilst ensembles and corridors are typically designed within the building with no natural light.

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- 2.4 **Scale:** The existing building remains largely the same with any windows designed to mimic the existing styles that remain in place. The proposal to the rear is sympathetic to the adjoining elevation with eaves and ridge heights the same as the building against which it is built. The new windows are formed to match the existing with stone features replicated.
- 2.5 **Landscaping:** As the boundary line of the property is its perimeter walls, landscaping does not apply to this scheme.
- 2.6 **Appearance:** The external facade remains largely the same along the East elevation, Chilton Lane. At first floor level the windows will be replaced with double glazed units within the existing stone surrounds and in the same style and material.

At ground floor the window units shall be adapted to include a door into each separate shop with a separate door created for entry to the flats.

Along the Southern elevation, Eldon Terrace, the aesthetics remain the same, besides the addition of a shuttered opening in the place of the existing window; accessing the bin store behind.

The biggest addition to the building occurs to the rear, West elevation on Eldon Terrace. The area at first floor has been extended across the existing roof space to allow for an additional apartment. The brickwork exterior shall match the existing wall and the ridged roof extends from the front elevation on Chilton Lane. The additional roof is in keeping with an already expansive and complex roof structure.

Other additions to the rear elevation include a door into an existing window opening and a first floor window casting light into a bedroom within. The windows into the new extended space shall be in a similar style to the existing windows.

New windows shall be placed in all existing openings at ground floor replacing the boarding. The style matches the existing windows at first floor level; the windows shall be laminated glass for anti-vandal measures.

### **3.0 Access**

- 3.1 Access to all units and the first floor apartments is off Chilton Lane with level access proposed to each unit for disabled use. The stairs to the first floor shall be designed to meet the requirements on Part M and Part K in relation to assembly staircase for ease of access.

Bin collection and deliveries shall be made via the rear/side of the units off Eldon Terrace with personnel access from this rear alley available to Unit 4.

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The scheme is proposed to be car-free due to the restrictive nature of the owner's boundary, but with excellent transport links and on-street parking it is seen as a realistic trade off to secure more housing stock in the area and regenerate the building. This regeneration initiative is being strongly supported by Durham County Council's Community Economic Development Team as part of the Targeted Business Improvement Scheme 2018-2019. The Team has been in discussion and correspondence with the applicant on providing grant assistance towards the improvements to the building, and it has been confirmed to the Team that the planning application to which this statement relates is being submitted.

All doors and corridor widths are designed to comply with the current Part M Building regulations where applicable and practical. Means of escape required in Part B for single stair buildings is fully adhered to.

### **4.0 Conclusion**

- 4.1 The proposed development seeks to restore the application building to its former glory and offers jobs and convenient shopping facilities to what is forming as a southern local centre of Ferryhill.

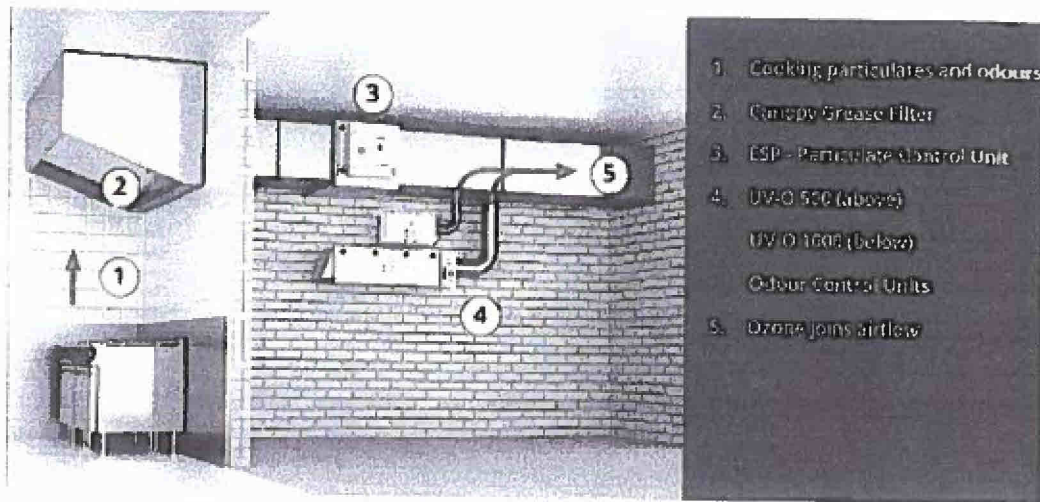
It also adds housing stock into an area highlighted in planning policy as a possible growth location of Ferryhill.

Although there are facilities within the scheme that could cause a nuisance in the area, these factors have been addressed by design and will continue to be considered throughout the design, build and occupancy of the proposed buildings.

The proposals bring life back into a tired building by transforming the first floor into quality living spaces. The building remains prominent in the street scene with no negative impact on the buildings aesthetics.

Appendix A – Extract System Technical Information

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Technical Specification

|                   | UV-O 500                      | UV-O 1000                      |
|-------------------|-------------------------------|--------------------------------|
| Electrical Supply | 220/240V 50Hz                 | 220/240V 50Hz                  |
| Power Consumption | 140 Watts                     | 700 Watts                      |
| Max Air Volume    | up to 1m <sup>3</sup> /sec    | up to 2m <sup>3</sup> /sec     |
| Dimensions        | W 605mm<br>H 300mm<br>D 200mm | W 1568mm<br>H 350mm<br>D 363mm |
| Weight            | 10.5Kg                        | 50Kg                           |

*This unit's tried and tested UV-C technology allows for the siting of commercial kitchens in locations such as residential areas and shopping centres, where previously planning permission may not have been granted. After extensive research and development Purified Air are able to devise the best combination of lamps to provide the most effective odour control.*

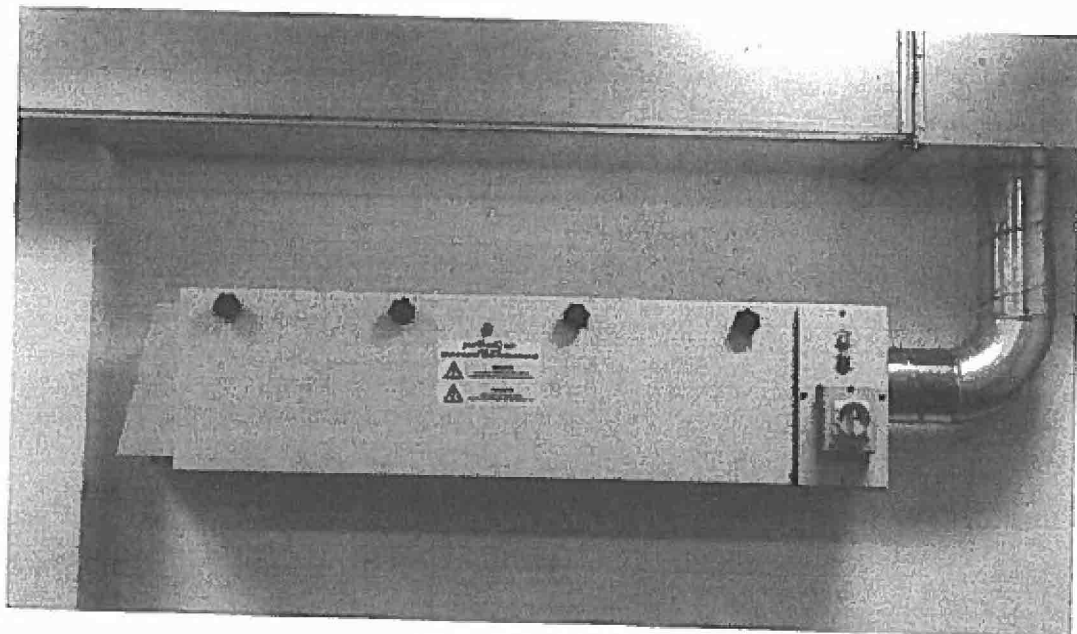
Safety

Ultra-Violet band C light is the most powerful of the three bands, it is a very strong oxidant and as such exposure to UV-C light is dangerous. To ensure safety the UV-C lamps are secured behind locked panels and the system has been engineered to shut down automatically when these panels are unlocked. However, since the lamps typically have a minimum life of twelve months and with the system able to operate at optimum efficiency, even if one lamp fails it is unlikely that, apart from routine servicing by experienced engineers, that the system will need to be opened.





UV-D 500 Unit



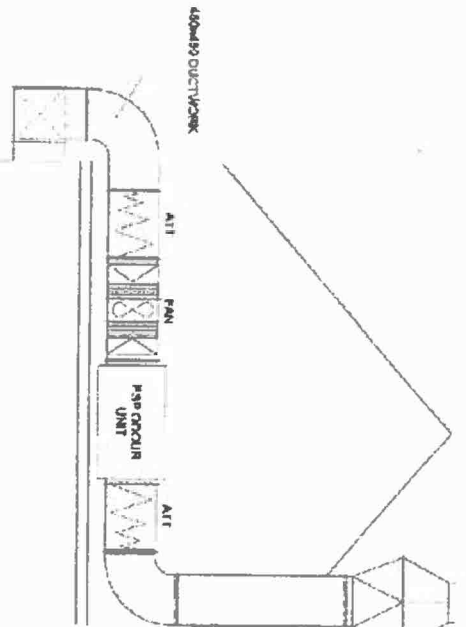
UV-D 1000 Unit



**CONNECT TO EXISTING  
AND RUN OVER FLAT ROOF**



**450MM RGR OVER FLAT ROOF- 1100MM  
RISE AND DISCHARGE**



**MSB - OCP**



MSB'S have been specifically designed for kitchen extract systems, they have integral fans to collect the oil fumes at all times particles are fed out of the extract. This reduces the smell and grease that can be caused by degreasing. All electrical work of the units are fully compliant with current regulations and standards.



The design will be suitable for use in a kitchen at a negative pressure which ensures the protection of public health and workers from breathing in vapour from the cooking process.

**Appendix B – Photos**



**Design and Access Statement**

