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# Design Access and Statement

110 Chesterfield Rd S, Mansfield  
NG19 7AP, United Kingdom



## 1.0 Introduction

1.1 This statement has been prepared on behalf of our client in support of a Full Planning Application for 4 Apartments, 3 one bedroom and 1 two bedrooms, Change of use on the ground floor to Class E.

1.2 This Statement will describe the application site and its context, refer to the relevant planning history, provide reasoned justification as to the background, purpose, and merits of the scheme against relevant national and local planning policy and other material considerations.

1.3 The Proposal will be as follows.

- Create Matching dormer to front elevation
- Renovate existing ground floor
- Create 4 apartments on first and second floor

## 2.0 Site location



2.1 The site is located in a prominent location On the junction Of Pheasant Hill and Chesterfield road south. The site has been redundant for sometime, the site is formed of Basement, ground floor, first floor and second floor, with additional extensions to the side, and rear



2.2 The existing building has Public house on the ground floor, with first and second floor as bedrooms and living space

2.3 The site is traditionally built, the front and side elevation has render where as the rear the bricks are exposed, with additional add on built with yorkshire brick

2.4 to the front and side windows are sash bar windows bringing in plenty of light.

2.5 The site is not in conservation area nor listed building, the area is a mix use, residential and commercial use with Auto services adjacent to the proposed site.

## 3.0 Planning history

3.1 No current live planning applications

3.2 pre application-2021/0482/PREAPP- **Conclusion**

The loss of the community facility would be in conflict with Policy IIN7 of the adopted Local Plan, due to insufficient marketing. The layout does not appear to comply with the Nationally Described Space Standards. Further information would be needed to satisfy the Local Highway Authority.

## 4.0 The Proposed Development

4.1 The proposed development is to create livable space within the existing front print with minimal external changes or alteration

- Ground floor: Class E will cater for the general public, the site has been redundant due little or no interest from investors within this industry, the client wishes to upgrade the internals and bring the site back up and running, due to the cost of living, lack of supply, and price increase in employment/supply. The client opts to use the sites full potential, The change of use will give the site the opportunity to be use under class E band in various businesses.



- Based on the first bullet point the client therefore has opted to convert the first and second floor to cater for 3 one bedroom apartments, and 1 two bedroom apartment, these changes will utilize the existing structure, additional windows will be added to the rear and the front. Please see attached plan.

- Existing entrance will be formed on the side of Pheasant Hill, the residents will use this as mean of entrance.

- Bike and bin store will be located at the rear, the bike store will be sheltered and secured.

4.2 the site benefits from different levels in street scene which gives the proposal an opportunity to create lower ground level which will be utilized for services.

## 5.0 Locality

The site is located in a sustainable location with various shops, business and residential making the area a mix use community with a distance of 1.2miles straight road to Four Seasons Shopping centre and town Centre. This would be ideal for local and out of town workers working or studying within the area, for close accommodation and commutes to work. Including professional accommodation. It would reduce the carbon footprint and transportation cost to work. This building is commutable to Mansfield busy town centre. There are plenty of local shops, groceries, emergency services, short bus rides to other parts of Mansfield and walking distance to local park. A modest park offering grassy areas & paths on the banks of the river, plus a casual cafe.

## 6.0Scale

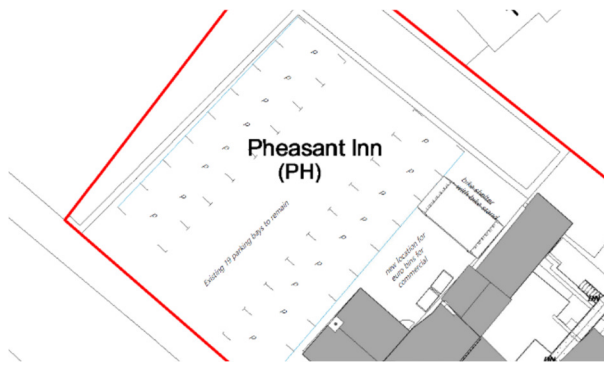
The proposal is of a scale and size which makes economic sense and relates well to its surroundings and immediate context.



## 7.0 Access

Highways and Transport- The site will offer parking on the side elevation, this will also be used for ground floor establishment, The client will provide cycle racks at the rear and will limit the parking. our clients would like to encourage more greener way of transport. As the site is located in a sustainable location.

As per new decision notice, existing 18 parking spots will be retained. Sheltered racks have been placed at the front for ground floor use, and located at the rear for residential use.



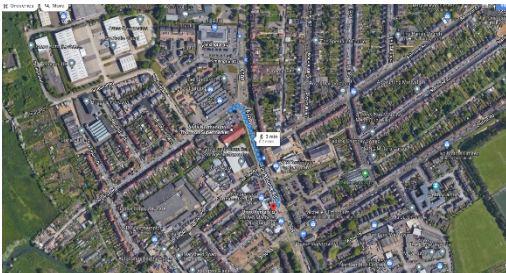
Bin store has moved to the side of carpark for easement for ground floor. The application site is well located in terms of modes of transport other than a car, even though there is some limited “off road” street parking available in nearby areas. In close proximity are public car parks, which serve the immediate area. The application site benefits from good levels of public transport, service provisions, road and rail infrastructure. In addition, the application is in close proximity to

various cycle routes, which run through town centre and surrounding areas. The proposals will allow for a diverse use, commercially orientated, which will allow the premises to be efficiently used, whilst being brought into active use, which will contribute to the viability and vitality

### 8.0 Bus Service

Bus service 23, 23a, 53, 53a, 204, 217, Pronto serve the area the bus stop is located outside the site no walking is needed.

**If there is insufficient parking the site must be located within 400m of a bus stop providing at least one bus every 30 minutes between 0700 and 1900 Mondays to Saturdays and be within 400m of a facilities and services in the town centre, a district centre, local centre or neighbourhood parade”.**



### 9.0 Centers

The site is 0.5 Miles to local stores which is within the walking distance the site needs, this is less than the 400m which is within the requirement

### 10.0 Servicing and Refuse

Access for servicing and refuse Centre will be at the rear adjacent to the bike racks

### 11.0 Designing Out Crime

**11.1** Consideration has been given to the role that community safety and crime prevention can play in creating successful developments. The proposed scheme seeks to create a place that is attractive and creates a sense of community. All public areas and the single site access are overlooked from dwellings within the site offering a high degree of natural surveillance.

### 12.0 Valuation

**12.1** The proposed development will make efficient use of the vacant and underused previously developed site. The site is in a highly sustainable and accessible location, where development will make use of existing infrastructure. Non-car modes of transport are a viable.

12.2 The development seeks to enhance the non-designated heritage asset, removing the unsightly and unsympathetic later additions. Residential use aligns entirely with the building's original sites purpose and is a much more appropriate use for the site. Any necessary consolidation and removal of past extensions is faithful to the original design ethos and is required in order to ensure a viable and deliverable form of accommodation.

12.4 The access road and parking areas are fronted and enclosed by built form.. All spaces within the site fall into a specific ownership ensuring that no leftover spaces will be unused and uncared for.

### **13.0 Considerations**

**13.1** The relevant policies against which to assess this proposal are contained within the National Planning Policy Framework and local Policy,

3.1 Policy S1: Presumption in favour of sustainable development

Policy S1 Presumption in favour of sustainable development 1. 2. 3. The council will work proactively with applicants and other stakeholders to seek solutions to ensure that proposals contribute to sustainable development and can be approved wherever possible, and will contribute towards improvements to the economic, social and environmental conditions in Mansfield district. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise. a. b. If there are no policies relevant to the application or the policies which are most important for determining the application are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise— taking into account whether: any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or the application of policies within the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

Policy S2

The spatial strategy The spatial strategy for Mansfield district to 2033 is to:

1. 2. Manage planned growth by directing development to appropriate locations, in accordance with the following settlement hierarchy:

A, Mansfield urban area. Most new housing, employment and retail and other community facilities will be concentrated within the Mansfield urban area (including Rainworth, Pleasley and Clipstone) on previously developed or other surplus or derelict land and sustainable greenfield sites on the edge of the town. Development opportunities in the Mansfield urban area are focused, as far as possible, on locations which have good access to the Mansfield Ashfield Regeneration Route (MARR) to improve connections with Greater Nottingham and the M1 and on locations which are well served by public transport. Particular regeneration opportunities within and adjacent to Mansfield town centre will be priorities for delivery. Development at Rainworth should reflect its identity as a separate settlement and be more limited in scale.

2. enable housing, commercial and retail development, during the period 2013 to 2033, including:

Housing: at least 6500 new homes between 2013 and 2033. This will be distributed as follows:

- Mansfield urban area- 90% or at least 5850 new homes; and

- Warsop Parish- 10% or at least 650 new homes.

Employment: safe guard important existing employment areas, identify sites to meet future economic development needs for employment land for at least 41ha of employment land between 2013 to 2033.

Retail: At least 17,240 sqm of retail and leisure floorspace between 2017 and 2033 distributed as identified in table 3.2.

**13.9 Conclusion-** the site has been redundant for some time and not in use, Our client will bring life into the site to create residential living spaces which will contribute the councils policy.

#### 13.10 Policy IN7 Local shops, community and cultural facilities Protection

1. of existing local facilities Development proposals which involve the loss of local facilities will only be supported where it is satisfactorily demonstrated that: a. appropriate replacement facilities will be provided in a suitable alternative location\*; b. the facility is no longer viable, and this can be justified through adequate marketing of the premises for its current or former use for at least six months \*\*; or c. the facility will be reinstated and enhanced as part of any redevelopment of the building or site.  
New

2. or extended local facilities Proposals will be supported for small scale local shops that meet the day to day convenience needs of the immediate area\*\*\*, or for other community and cultural facilities, provided:

- a. they are within settlement boundaries\*\*\*\*;
- b. the proposed facilities are of a type and scale appropriate to the character of the area and settlement size
- c. the proposal would not result in significantly adverse impact on public amenity; and b. the proposed facilities are of a type and scale appropriate to the character of the area and settlement size; d. where appropriate, the new building is capable of accommodating multiple uses without the necessity of structural conversion.

**\*400m radius around the proposal- based on an appropriate five minute walking time. Some community facilities will serve a wider area not usually accessed by walking. In these cases, evidence of the availability of alternative existing or proposed replacement facilities which are accessible by public transport and are within a reasonable travel time will be considered when making a decision.**

\*\* Marketing should be through an appropriate agent as well as through the council's regeneration service's property search service- for at least six months. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application and may be scrutinised by an independent assessor if deemed necessary.

\*\*\* Proposals should not exceed 280sqm (net) or will need to be in accordance with Policy RT1. \*\*\*\* Proposals for new community and leisure facilities may be acceptable in countryside locations if they meet part (g) of Policy S5.

#### Conclusion

The site is located within a sustainable location with access to bus routes, cycle routes, the change of use on the ground floor will benefit the site with CLASS E which will open opportunities for wide range of uses;

This includes;

- Shops (except some local under Use Class F2)
- Post Offices
- Cafés & Restaurants
- Banks & Building Societies
- Estate Agencies
- Employment Agencies
- Solicitors
- Gymnasiums, Indoor Sports & Recreation (not swimming pools or ice skating)
- Doctors
- Clinics & Health Centres
- Crèche
- Offices
- Research & Development
- Light Industrial in a residential area

The client has tried to market the current use, which has not had any interest, the only interest was 2021 which was from Starbucks which did not go ahead.

The change of use will help the site and the local population with an opportunity to cater for wide range of business which can be operated here.

## **14.0 0 CONCLUSIONS**

It has been demonstrated that careful consideration has been given to the site and the context of the surrounding area in designing the proposed scheme: In accordance with policy guidance, therefore, development should be acceptable in a sustainable area with scheme is of a good quality standard. A number of key design objectives have been highlighted, which have been used as a basis to develop detailed plans for the site:

- Scale, massing and rhythm which is appropriate for this site: It is considered that the proposals respect the form of the surrounding area and would sit well within this local context.
- Materials, form and detailing are appropriate to the locality: Care has been taken to ensure that the traditional style adopted incorporates key characteristics of the local area, improving the street scene considerably.
- Safe and convenient access and circulation for residents.
- Adequate daylight and sunlight to all parts of the development and nearby properties. Having carried out a detailed analysis of the site and explored various design options, it is our view that the scheme, which has evolved through careful consideration and consultation, would provide a high quality development that would contribute positively to the street scene. It is concluded that the proposals are in accordance with both national and local policy, and moreover represent sustainable development in accordance with the NPPF. It is therefore considered that planning permission should be granted

## Existing site

As we speak the client has actively tried to rent the site out as a public house since December 2022 and has had no luck.

<https://www.fhp.co.uk/properties/the-pheasant-inn>

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**From:** Jack Shakespeare <jack@fhp.co.uk>  
**Date:** 12 December 2023 at 17:24:54 GMT  
**To:** Rebel Clothing <dhir\_rebel@hotmail.com>  
**Subject:** RE: pheasant Inn Mansfield

Raj

As discussed with you, we have had multiple parties interested who have viewed but sadly deemed the unit not suitable.

We have been marketing the property since December 2022.

Thanks

**Jack Shakespeare MRICS**  
FHP  
Director  
**M:** 07817 924 949

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