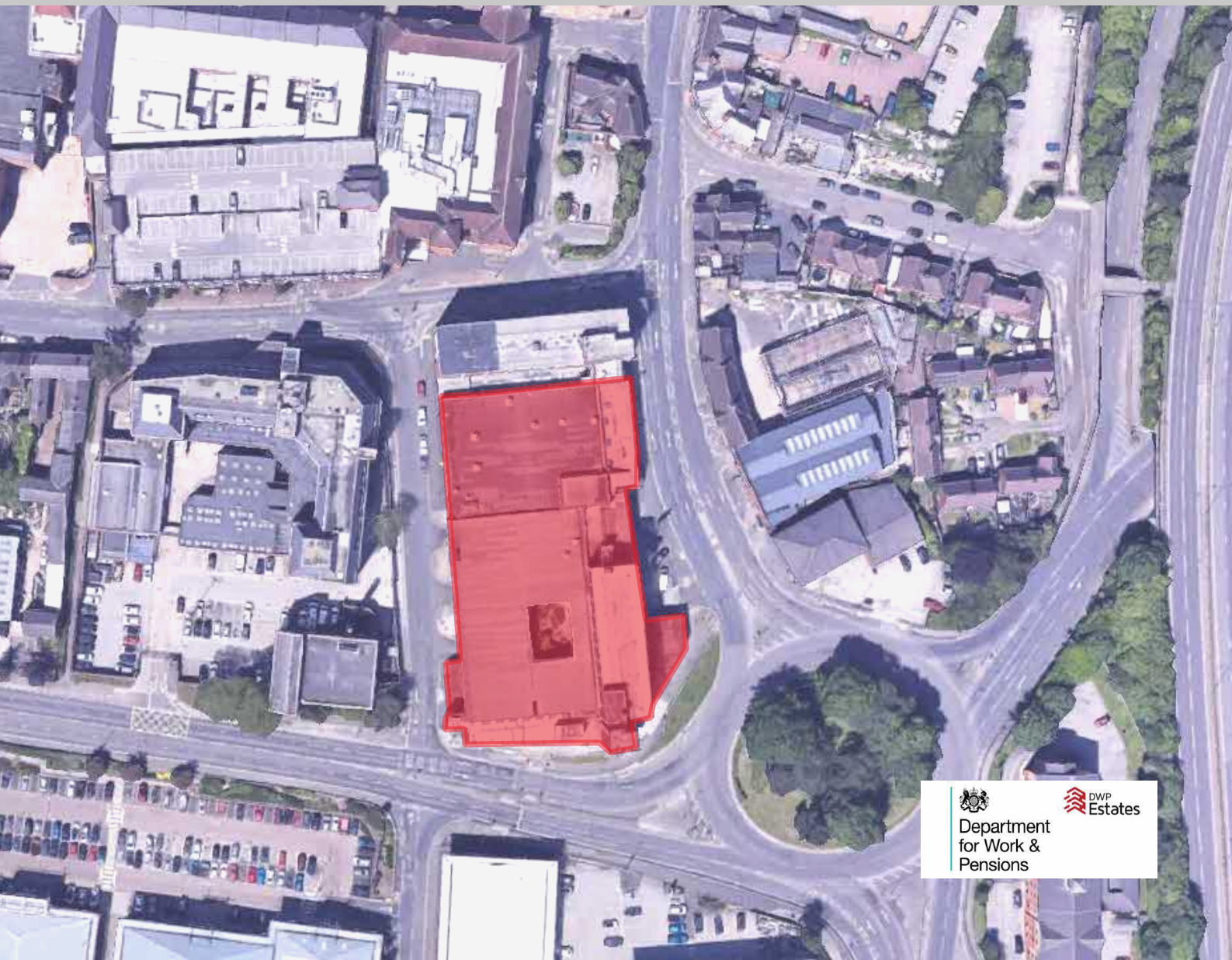


Markham House,
Markham Road,
Chesterfield S40 1TG.
Design and Access Statement

December 2023



Department
for Work &
Pensions



DWP
Estates

Markham House, Markham Road
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INTRODUCTION

1. INTRODUCTION

1.1 Purpose of this Document

This Design and Access Statement has been prepared on behalf of Department for Work & Pensions (DWP) and accompanies the planning application for the alterations to Markham's House JCTP external south elevation - which includes the removal of window and doors, creation of new building accesses, and a new level access DDA accessible ramp - at Markham Road, Chesterfield, Derbyshire, S40 1TG.

The sections of the building that are under DWP's demise include the ground and first floors. The site is used as a Job Centre Plus and is in need of alterations to consolidate its current facilities and allow the provision of further necessary services to the local area and public, including a new screened room and medical assessment rooms.

Markham House is not a listed building and is not inserted in a conservation area. The proposed external changes are of minimal impact and will provide a suitable proposal in accordance with local and national planning policies, and sensitive to the defining characteristics of the local area.

This Design and Access Statement is intended to achieve the following:

- As a design tool, they ensure that development proposals are based upon a thoughtful and rigorous design process. It is intended that statements should evolve throughout the design process and that this will improve the quality of the proposals.
- As a communication tool, statements allow the applicant to explain the design process and justify their proposals. In turn, statements help those assessing the application to understand the design rationale that underpins them.



1.2 Site location, overview and description

Markham Road is a street in the Chesterfield ward of Spire, within the Chesterfield Borough Council, Derbyshire. The building is a semi-detached 3 storey building located on a corner plot just down from the town centre. DWP's Job Centre Plus demise is to the first and ground floor of the premises.

Markham House is not a listed building and it is not inserted in a conservation area.

The building is of concrete frame with traditional brick facing, and it is accessed from the main street via steps and a ramp at the front. There is a ramp to the front door and all services are available on ground floor. Level access is granted to the main entrance ground floor area.



Figure 1-2. Aerial Site Location Plan

— Site Boundary

1.3 3D aerial context



Figure 1-3. Aerial view from South West



Figure 1-4. Aerial view from South East

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THE EXISTING

2. THE EXISTING

2.1 Existing plan and elevation

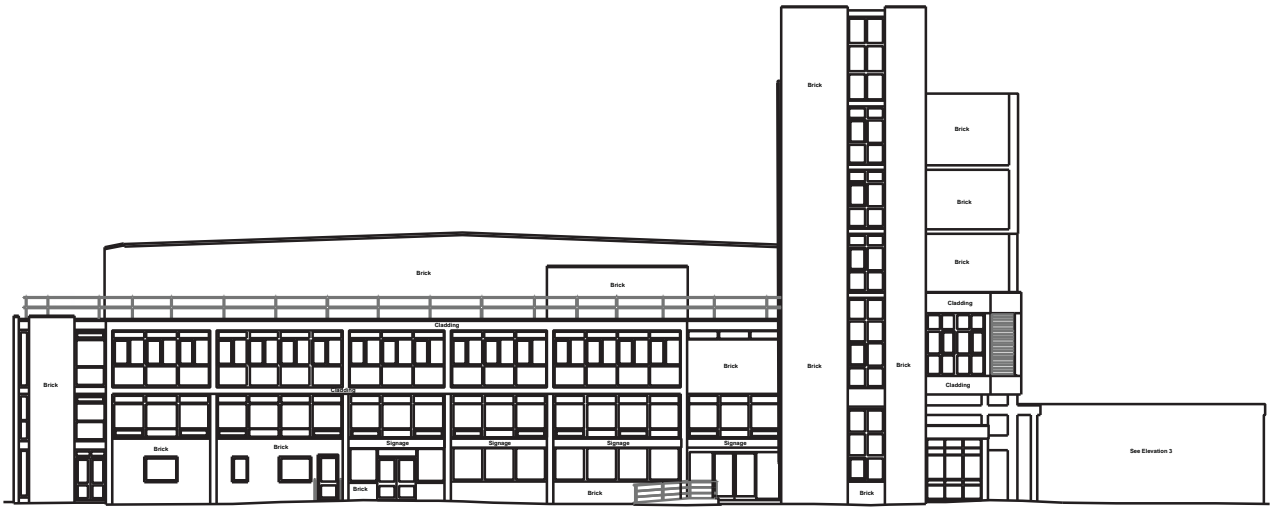


Figure 1-5. Existing south elevation (NTS)

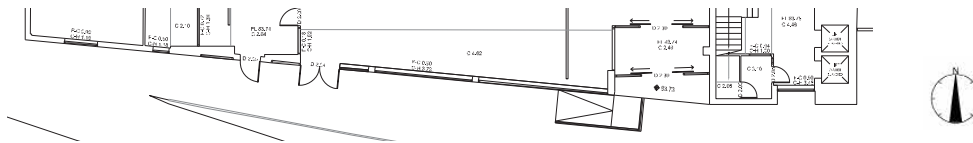


Figure 1-6. Existing ground floor partial plan (NTS)



Figure 1-7. Existing ramp to customer entrance



Figure 1-8. Existing south elevation view



Figure 1-9. Existing south elevation partial view

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THE PROPOSAL

3. THE PROPOSAL

3.1 Proposed plan and elevation

The proposed development entails the removal, replacement, and addition of new elements to Markham's House south elevation.

These proposals include a new customer entrance street level access, the removal of one small window, and a new ramped access to the new screened services. This ramp will be in line with Building Regulation standards and match the already existing ramp on the current customer entrance.

No changes are proposed on any of the other building elevations.

The changes are of minimal impact and sensitive to the defining characteristics of the local area.

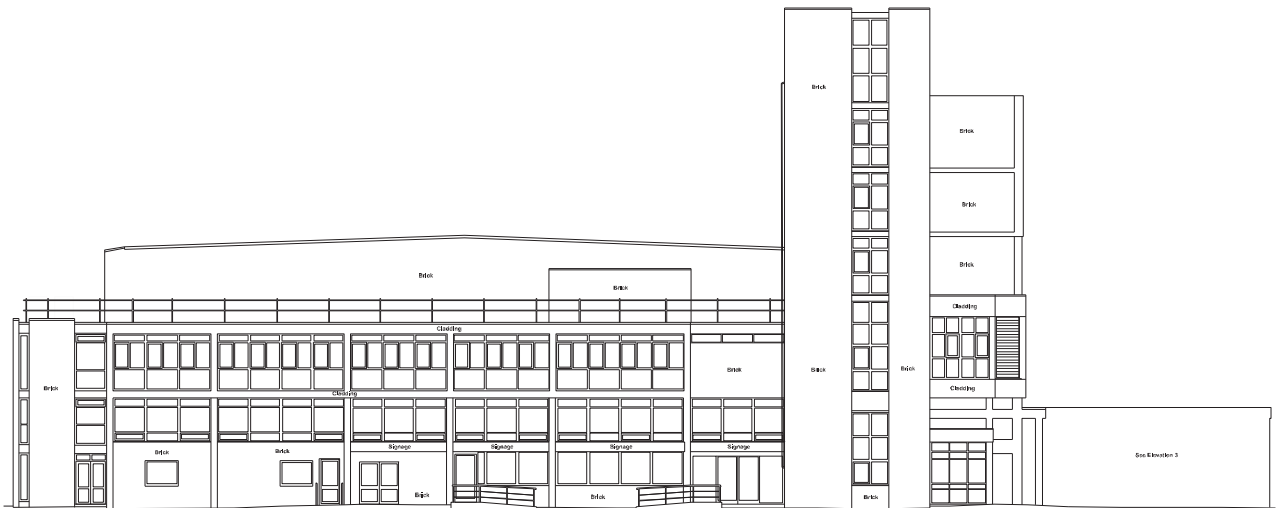


Figure 1-10. Proposed south elevation (NTS)

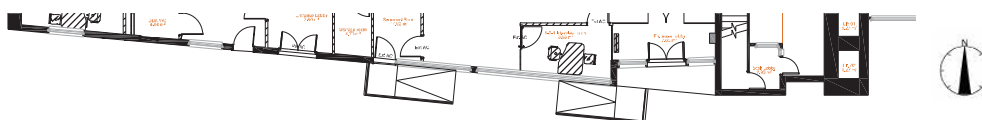


Figure 1-11. Proposed ground floor partial plan (NTS)

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CONCLUSION

4. CONCLUSION

4.1 Summary

The proposed external changes to the south elevation of Markham House seek to remove one existing window and double door, and provide a new double door access and a new single door access with a Part M compliant DDA ramp associated.

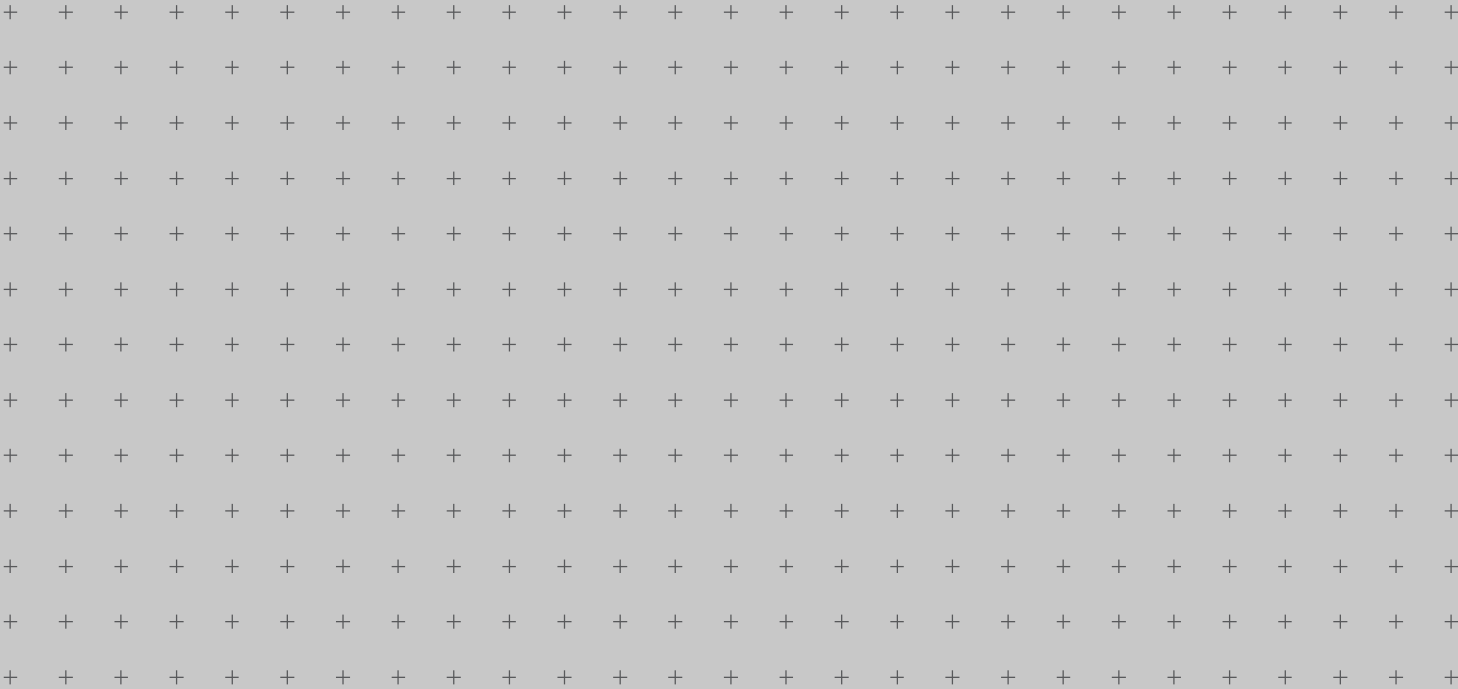
The scale of the proposed is of very small scale, and as such it is considered that it will not create an adverse impact on the surrounding area of the application site in terms of character or setting. The proposal maintains the existing spirit of Markham House, not excessively altering the style of the building, and following the existing grids of its fenestration.

As set out in the document, it is not envisioned that the proposed changes will result in a negative impact on the local area, its overall look and feel, and neither on the existing architectural characteristics of the building.

The approval of these alterations will allow DWP to enhance its current JCTP services that are of great urgency and necessity to the local community.

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