

10 POTTER STREET CM23 3UL

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## DESIGN AND ACCESS STATEMENT

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## INTRODUCTION

This design and access statement is in support of the application of the proposed scheme for 10-12 Potter Street, Bishop Stortford, CM23 3UL.

The property has had change of use approved for residential use ref: 3/20/2551/FUL

We now wish to apply to create 4 studios in the rear section of the property rather than the 2 units approved (the front historic element falling outwith this application).

For this purpose, we have followed the recommendations of the East Herts District Plan 2018 and the National Planning Policy Framework 2018.

The project has started on site as approved and the planning conditions discharged.

## SITE ANALYSIS

The site is located within Bishop's Stortford Town Centre, Bishop's Stortford Conservation Area, the Primary Shopping Area and Primary Shopping Frontage of Bishop's Stortford as designated in the East Herts District Plan 2018. Potter Street is one of the main retail streets along with South Street, North Street and Hockerill Street.

10-12 Potter Street is formed by two buildings, one at the front and facing Potter Street and another one at the back, facing the car park. This application relates only to the rear part, even though it will be accessed from Potter Street.

## CONTEXT

We have referenced below the relevant planning history of the site:

**3/17/1908/FUL** – planning permission granted on 12/10/17 for 10-12 Potter street for change of use of A1 unit on the first and second floors to a D2 leisure facility incorporating an A3 café on the second floor.

**M/17/0145/MPREAP** – Change of use from commercial to residential; change of facade and creation of dormer windows, to accommodate six residential units.

**S/19/0101/PREAPP** – Change of use of upper floors from A1/A3 to four residential units and creation of an atrium. (follow-up to pre-application enquiry reference number M/17/0145/PREAP).

**3/20/2551/FUL** – Change of use of first and second floors from A1 to C3 and conversion of 2 retail units into 2 x 1 bed flats and 2 x 2 bed maisonettes, creation of two indentations on the side elevation to be used as atrium/light wells, replacement of one of the commercial shopfronts to create a residential entrance to the building. 10-12 Potter Street Bishops Stortford Hertfordshire CM23 3UL. Granted

## **PROPOSALS**

A previous application was approved for a similar scheme, which proposed two flats at the front building and two maisonettes at the back. This new scheme does not relate to the front building and only comprises four new studio flats at the rear building of the site, two per floor.

As the previous scheme, this new proposal also involves a change of use from retail to residential and the creation of two indentations to be used as atrium/light wells facing the car park to the rear of the property. The only alteration to the front Potter Street façade would be the replacement of one of the commercial shopfronts to create a residential entrance to the building. Externally this new scheme is exactly the same as the approved one.

We will endeavour, within the constraints of the existing structure, to make the new internal doors and fixtures and fittings comply with the regulations included in Approved Document Part M (2004) as far as is practicable within the constraints of the existing building frame.

The new floor, internal walls and doors will be compliant with Approved Documents B (Fire) and E (Sound).



*Street view of the site. The front elevation will remain intact. Image taken from Google Maps.*

## CONCLUSION

This proposal is to create four residential units to the rear of the property which follows planning guidelines. The scale and materials will complement the surroundings.

For the reasons contained within this design and access statement we see no reason why this will not be a successful addition to Potter Street.