

Proposed change of use from Pharmacy to Bungalow

Design & Access Statement

for
TKW Properties Ltd



Report compiled by Mitchell Architects Ltd.

Rev	Date	Description	Prepared	Reviewed	Authorised
P1	22/02/2024	Initial Issue	SR/AJ	AJ	AJ
P2	26/03/2024	Updated following client feedback/general amendments	AJ	AJ	AJ
P3	16/04/2024	Update site plans	AJ	AJ	AJ

This report has been compiled by Mitchell Architects Ltd. Contents are indicative of the proposals being put forward and are not a technical representation.

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1.0 Terms of Reference

1.1 Applicant Details

P. Rump of TKW Properties Ltd.

Belmont House,
Belmont Place,
Plymouth,
PL3 4DN

1.2 Agent Details

Mitchell Architects Ltd. – F.A.O Abi Jones

Unit 1 Stoke Damerel Business Centre
5 Church Street
Stoke
Plymouth
PL3 4DT

1.3 Site Address

61 Chard Road (Pharmacy)
St Budeaux, Plymouth
PL5 2EQ
X[Easting] 245036, Y[Northing] 058717
wool.skill.agenda



2.0 Introduction

2.1 Proposed New Housing for Chard Road in St Budeaux

This Design and Access Statement has been produced on behalf of TKW Properties Ltd in support of the Change of Use Planning Application for the conversion of the existing pharmacy to form a 2 bedroomed bungalow.

2.2 Planning Documentation

This statement should be read in conjunction with the comprehensive application package which comprises the following documentation and plans:

- The completed Planning Application forms and Ownership Certificates.
- 2342-MAL-A-100-001 - Site Location Plan
- 2342-MAL-A-100-002 – Site Plan as Existing
- 2342-MAL-A-100-003 – Site Plan as Proposed
- 2342-MAL-A-100-004 – Site Plan as Proposed Ground Floor
- 2342-MAL-A-105-000 - Pharmacy Conversion - Existing GF Plan
- 2342-MAL-A-105-001 - Pharmacy Conversion - Existing Roof Plan
- 2342-MAL-A-105-002 - Pharmacy Conversion - Existing North Elevation
- 2342-MAL-A-105-003 - Pharmacy Conversion - Existing East Elevation
- 2342-MAL-A-105-004 - Pharmacy Conversion - Existing West Elevation
- 2342-MAL-A-110-003 - Pharmacy Conversion - Prop. GF Plan
- 2342-MAL-A-110-005 - Pharmacy Conversion - Prop. Roof Plan
- 2342-MAL-A-120-004 - Pharmacy Conversion - Prop. North Elevation
- 2342-MAL-A-120-005 - Pharmacy Conversion - Prop. East Elevation
- 2342-MAL-A-120-006 - Pharmacy Conversion - Prop. West Elevation
- 2342-MAL-A-130-002 - Pharmacy Conversion - Section A-A, B-B & C-C



Image of Site from Chard Road looking North



Image of the pharmacy entrance prior to being vacant

3.0 Site and Context Analysis

3.1 Analysis of the Site

The application site measures 376m² [0.0376 hectares].

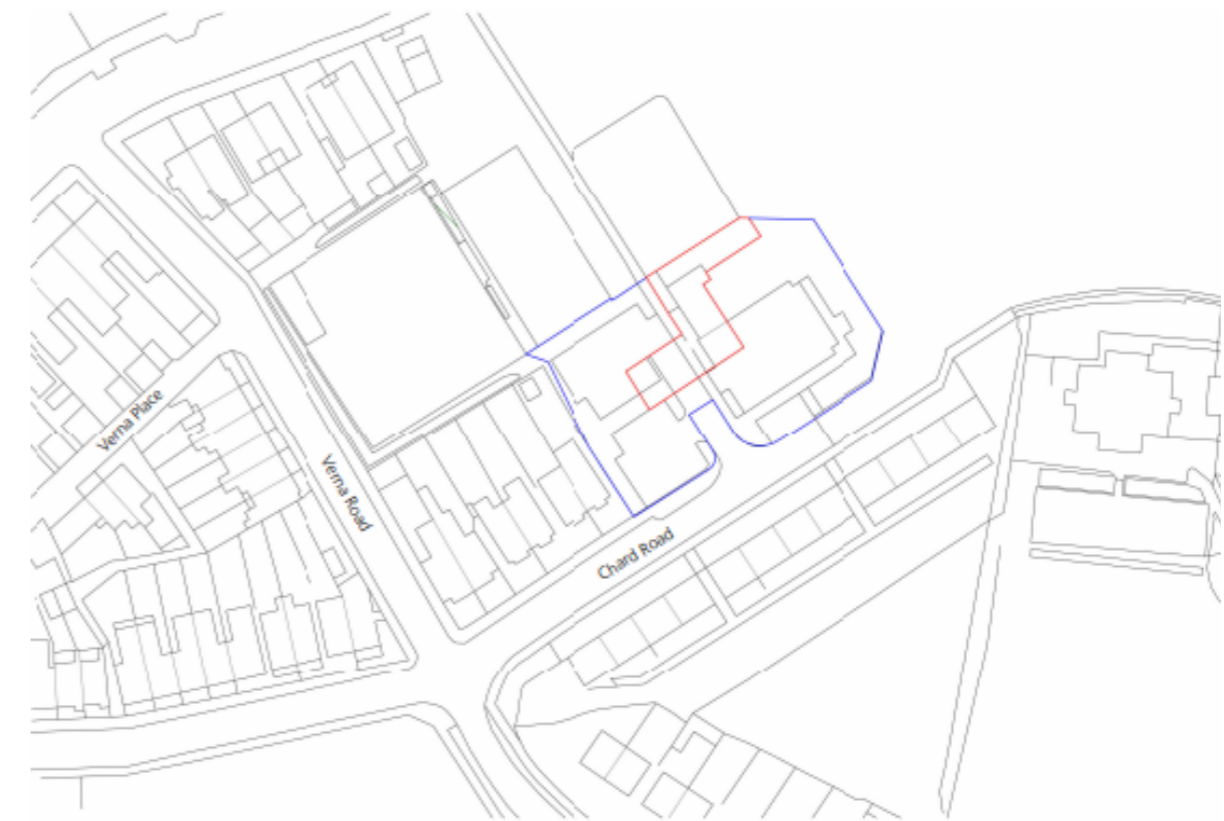
Topography of the application site is slightly banked, and the direction of the slope is towards the entrance from the north of the site. Towards the north of the site there is approximately a 1-3 metre bank up towards the tennis courts / field behind.

The existing part of the building for conversion is currently a disused. The majority of the existing building has recently been refurbished into town houses.

The site is adjacent to Chard Road which is single carriage way which terminates just after the development site. Chard road connects onto Verna Road and Victoria Road which has strong links to the city centre with public transport and local shops.

The pharmacy is vacant making it vital for development to avoid creating another disused building.

Site Location Plan



3.2 Analysis of the Surrounding Context

3.2.1 Architecture and Urban Grain

The site is situated in a well-established residential neighbourhood, surrounded by predominantly terraced and detached homes, tennis courts and Victoria Road play area and public open space.

The conversion of the pharmacy will have little impact on the surrounding area.

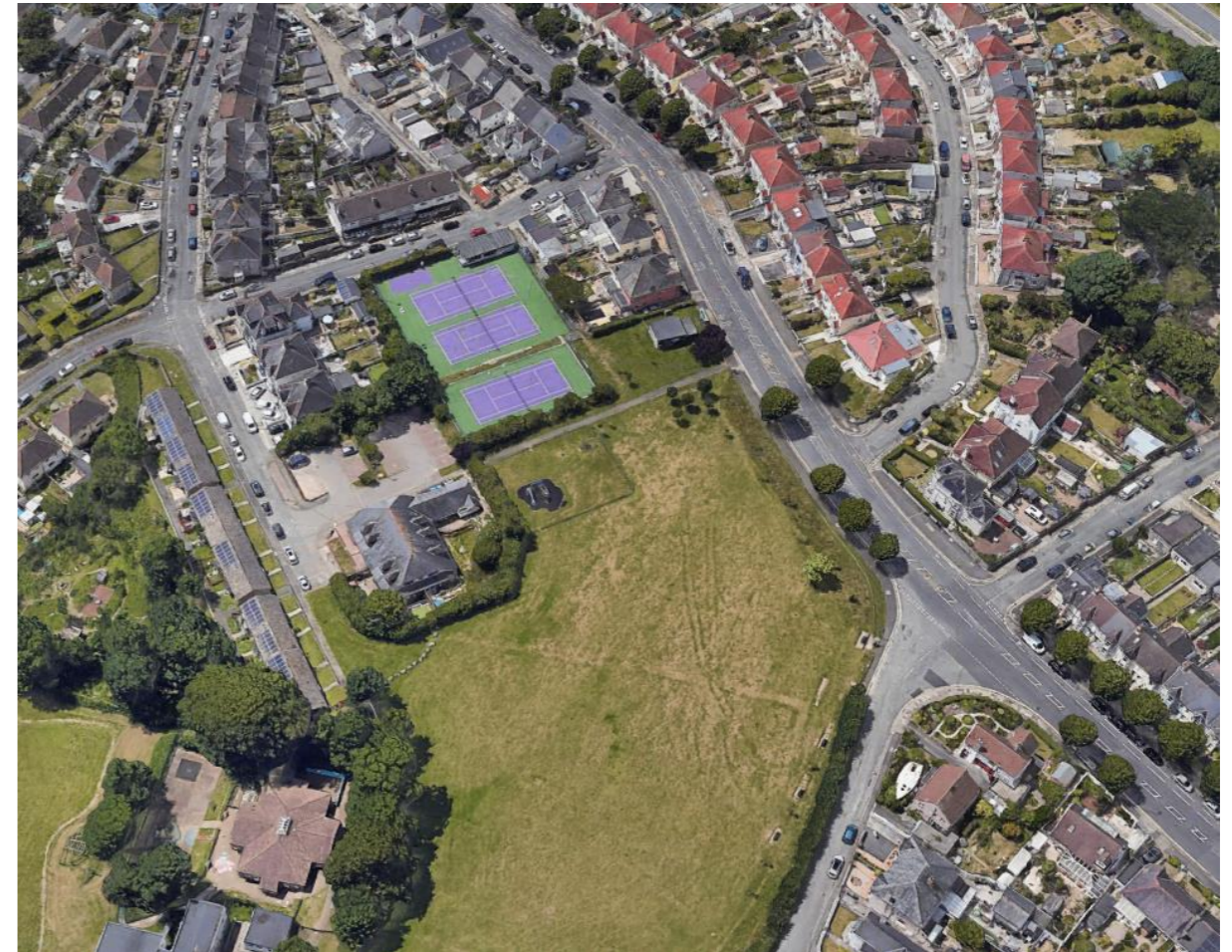
3.2.2 Social Context

The pharmacy is vacant with no other businesses to take its place. There is a great need for more 2 bedroomed homes.

3.2.3 Economic Aspects

As regards any economic benefit the city needs more housing, and this will benefit the local shop owners and industry with accommodation for employment.

Image showing the relationship of the site to Victoria Road with arterial access to the city bus routes and local shopping.



3.3 Planning History

This site, as edged in blue and red on the site location plan, has had 10 previous planning applications, as listed below:

- 22/01817/CDM - Condition Discharge: Condition 4 of application 20/00201/FUL
- 21/00836/CDM - Condition Discharge: Conditions 3 & 4 of application 20/00201/FUL
- 21/00200/CDM - Condition Discharge: Conditions 4, 5, 6 & 8 of application: 20/00201/FUL
- 20/01439/CDM - Condition Discharge: Condition 3 of application 20/00201/FUL
- 20/00201/FUL - Conversion of existing Doctors surgery, retail unit (Pharmacy) and associated parking into 6x residential units and 1x retail unit (Pharmacy) and associated parking
- 09/01121/FUL - Single-storey extension to form store room for pharmacy
- 09/00612/ADV - Non illuminated wall sign
- 06/01342/FUL - Single storey extension to pharmacy (at rear of building)
- 93/00668/FUL - Erection of doctors surgery and associated car parking area (approval of reserved matters)
- 92/01173/OUT - Outline application to develop land by erection of doctors surgery & associated car parking area

3.4 Planning Policy Context

The site is situated in a well-established residential neighbourhood, close to public transport connections and all essential local amenities. The site also provides private amenity space for all properties.

The development will also provide two parking bays. This provision for parking is considered adequate in the light of the site being well serviced with public transport connectivity and the proximity of local amenities including retail & health care.

The Planning Policies relevant to the proposal are: -

- *National Planning Policy Framework (NPPF 24th July 2018)*
- *Planning Practice Guidance (PPG)*
- *National Design Guidance*
- *Development Guidelines Supplementary Planning Document First Review 2013*
- *Plymouth and South West Devon Joint Local Plan 2014-2034 (2019)*
 - Policy SPT1 - Delivering sustainable development
 - Policy SPT2 - Sustainable linked neighbourhoods and sustainable rural communities
 - Policy SPT3 - Provision for new homes
 - Policy SPT9 - Strategic principles for transport planning and strategy
 - Policy SPT12 - Strategic approach to the natural environment
 - Policy DEV1 - Protecting health and amenity
 - Policy DEV2 - Air, water, soil, noise, land and light
 - Policy DEV7 - Meeting local housing need in the Plymouth Policy Area
 - Policy DEV9 - Meeting local housing need in the Plan Area
 - Policy DEV10 - Delivering high quality housing
 - DEV20 - Place shaping and the quality of the built environment
 - DEV26 - Protecting and enhancing biodiversity and geological conservation
 - DEV28 - Trees, woodlands and hedgerows
 - DEV29 - Specific provisions relating to transport
 - Policy DEV31 - Waste management

- DEV32 - Delivering low carbon development
- DEV35 - Managing flood risk and water quality impacts

3.5 Summary

The proposal will deliver a high quality, energy efficient open market home to sell to the City of Plymouth where demand for this type of accommodation is high.

Aerial View of the site circa 2022 showing the proposed development site.



4.0 The Development Proposal

4.1 Description of Development

This development is for the conversion of the pharmacy into a two-bedroom bungalow.

4.2 Use

The scheme is for the conversion of existing commercial space into a two-bedroom bungalow.

The parking will be calculated on a basis of one bay per bedroom. The parking will be off the street. The street is not a major through route.

In the centre of the site, an existing bin store is to be enlarged to accommodate the additional waste collection and storage. The bins will be stored surrounded by a timber fence and will be collected from the bin store by the refuse workers.

The conversion will have private amenity space to the end of the rear to the north east, accessed by external paths around the side/rear of the building.

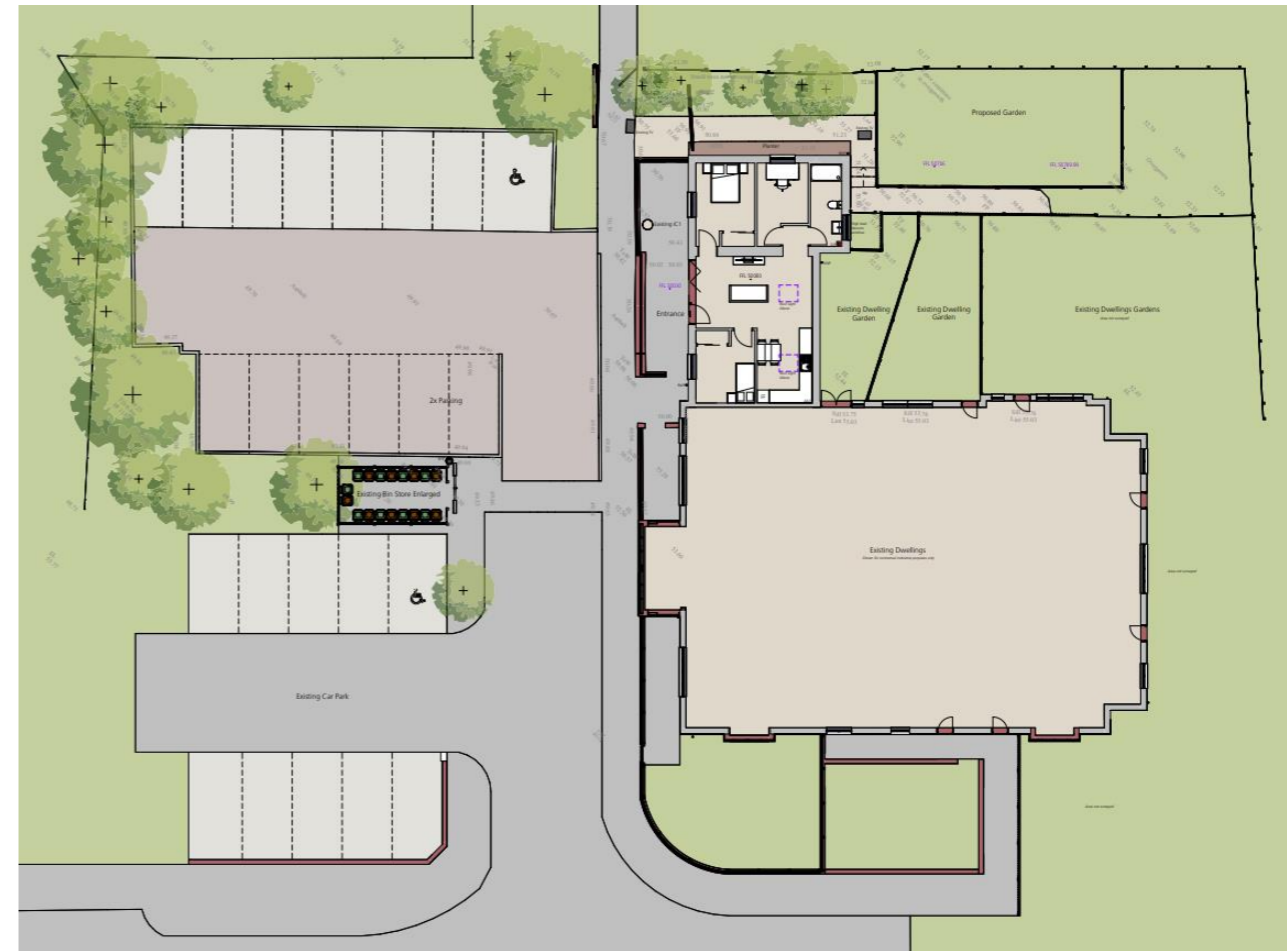
4.3 Amount

The proposal is for a two-bedroom bungalow and in scale terms matches the density of the neighbourhood. This site density complements the neighbouring surrounding properties which are predominantly terraced and detached homes. Therefore in accordance with the JLP as well as the site planning statement the site has been designed to add an open market home for sale to the housing mix in the local area.

The site is well suited for residential use, matching the neighbouring use.

There is adequate parking for the site and space for bins and enclosed amenity spaces along with private garden space,

Ground Floor Site Plan



5.0 Design Rationale

This section of the statement offers the Rationale for the design and puts forward the argument that the current design solution is appropriate for the application site and worthy of the grant of planning consent. Throughout this section of the statement reference should be made to the plans that accompany the application submission, as listed in paragraph 2.2.

5.1 Layout, Scale & Appearance

The conversion includes new doors, windows and roof lights as shown on the plans and elevations. The existing footprint and overall massing will remain as existing.

Materials have been chosen to reflect the surrounding area of the site and the materials used in the neighbouring buildings.

Roof Finish: -

The existing main building roof will be retained with the insertion of roof lights as shown on the drawings.

Wall Finishes: -

The exterior walls are as existing - painted render with red brick lower portion as shown on the elevations.

Window and Doors: -

The window will be anthracite grey UPVC casement windows. Front doors will be anthracite grey composite / aluminium with chrome hardware.

The proposals meet the National Space Standards (just over 70m² GIA) and are laid out in a way that would provide a good standard of living for residents.

The parking bays which are accessed off the street will provide adequate parking for the development. The new and existing parking areas are and will be overlooked by the properties offering security.

Site Roof Plan



6.0 Policy Review

6.1 Vehicular and transport links

The existing public transport provision is on Victoria Road which is only a short distance from the site and is a regular bus transport main link to all parts of the city either direct or via the city centre.

Parking provision is based on 1 bay per bedroom with one electric charging point, and is serviced directly off Chard Road, which is not a highly trafficked area.

Cycles will be stored in external stores located in the gardens and amenity spaces.

6.2 Air Quality

Plymouth Air Quality Strategy Report 2020 quotes that: -

Tackling Climate Change needs to address the causes of climate change by reducing the carbon footprint of the transport network **and** managing the impacts of climate change by improving the resilience of the transport network through better management and maintenance.

The scheme complements the policies outlines. It is worth noting that the site is not highlighted as being severely affected by poor air quality.

6.3 Biodiversity

The proposals ensure the application delivers a biodiversity net gain in line with JLP policy DEV26 and includes bat/bird bricks within the fabric of the building, hedgehog passages within the site and parcel's boundary treatments.

A preliminary ecological appraisal report has been carried out by Simon Geary Ecology Services limited which states that *'the building roof has moderate bat roost potential but negligible potential for nesting birds. As the roof is being retained with a very slight modification in the form of two skylights being installed, further bat surveys are not recommended, but a precautionary re-inspection of the roof and loft for bats should be undertaken by a bat ecologist prior to the beginning of building work and a bat ecologist must be present when the roof lights are being installed. Following the re-inspection or during the roof light installation, appropriate advice will be provided by the bat ecologist and any recommendations made regarding bats must be followed.'*

To achieve biodiversity enhancement it is recommend that 2no. general purpose bat boxes are fitted at eaves level on the west elevation. In addition, 2no. house sparrow nest boxes are fitted to the north elevation (1no.) and east elevation (1no.) also at eaves height.'