

Design & Access Statement

Conversion of former hairdressers to 1 bed flat at 165 Nottingham Road, Somercoates, Derbyshire

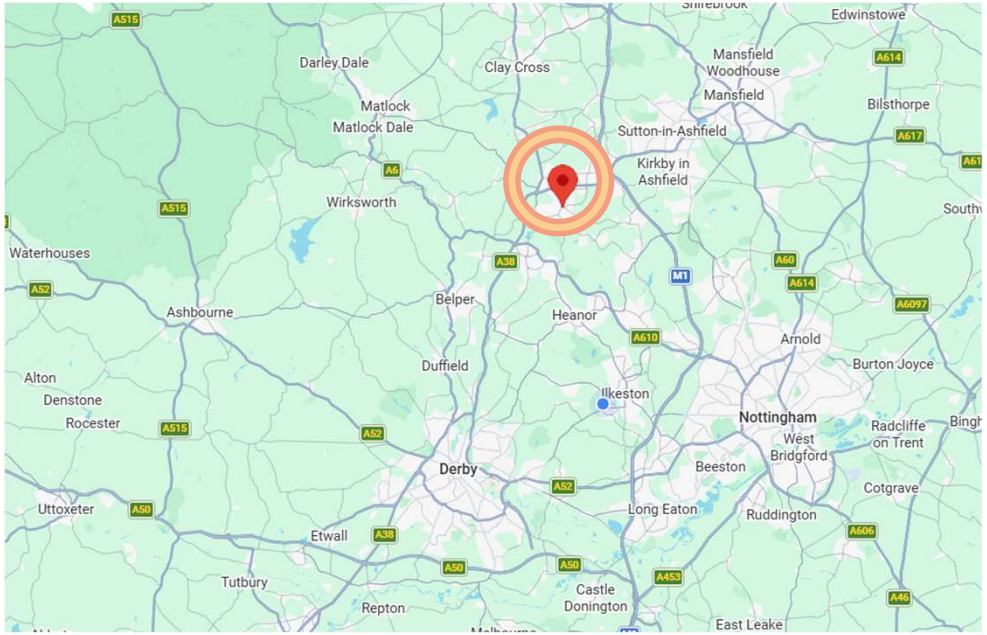
hampton booth

Introduction

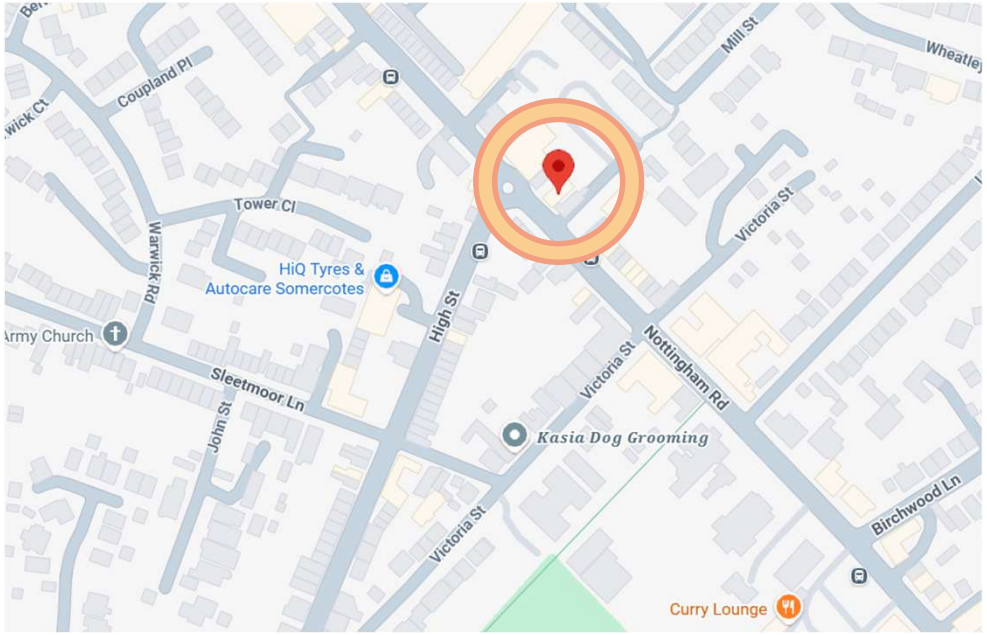
Planning permission is sought for the conversion of the ground floor of 165 Nottingham Road, Somercoates, Derbyshire, DE55 4JG to form a 1 bedroom flat.

The ground floor of the building is currently vacant, previously being used as a hairdressers which has closed, the ground floor has been vacant since the business ceased trading.

The first floor is a self-contained flat, with access from the rear of the property, there are no plans to make any alterations to the first floor.







Context

The site lies adjacent the junction of Nottingham Road and High Street, in Somercoates, Derbyshire. The buildings in this area are mostly terraced houses, some of which have been conversted to retail at some point to form a mixed-use area with shops and dwelling.

The building had been converted from a dwelling previously, with a separate flat at first floor level which will remain unaffected by this proposal.

Design

The work to the building will be relatively simple with only minor internal reconfiguration works to for the new layout. The external façade of the building will require the removal of the existing roller shutter and removal of the large window, this will be replaced with a single window to match the size and style at first floor and the surrounding street scene. There will also be a replacement front door to suit the new use of the building as a dwelling.



Access

The site does not have vehicular access, though there is ample car parking available to the rear of the site

There are excellent pedestrian links to the site with wide pavements provided throughout the local area.

There a 3 bus stops located within 100 metres of the site, these are located on Nottingham Road and High Street and provide transport links to local towns and Derby and Nottingham with busses to some stops every 15 minutes.

Inclusive Access

It is anticipated that the dwelling will have a low threshold entrance wide enough for disabled residents or visitors. The circulation space within the Ground Floor level will be sufficient to allow for wheelchair users and provide access to all rooms.