CONTRACT PLANNING SERVICES
Established 1979

Ms. J.Davis
'Change of use' from Class B1, offices to Class C3, dwellings.
Proposed ground floor to be converted into one, two bedroom apartment.
At 16 Church Street, Ripley, Derbyshire. DE5 8PA.

8 October 2026

DESIGN & ACCESS STATEMENT

To be read in conjunction with architectural drawings and specifications.

The applicant owns the above property on Church Street. It was built and owned by a Solicitors Firm in 1964. The building changed hands to another firm of Solicitors in Sept 2014.
This was sold to Ms. J. Davis in 2018 who achieved Planning permission to convert the first floor into three, one bedroom flats. The ground floor being rented out as offices.

At present the ground floor layout consists of a reception area, and onto a hallway with a kitchenette, wc and three offices. A staircase with an external door at the base rises to the first floor.

The application would be to develop the ground floor of the property into one, two bedroom apartment.
The only external change to the building would be to remove the front door, and replace it with a window, to match the existing front windows, and a side access door will replace the side window, giving access to the ground floor apartment. Access to the first floor will be still be gained from an existing side door directly to the base of the stairs giving access to the first floor flats.
The ground floor apartment will have two bedrooms, a lounge, kitchen, dining area and a shower, w.c room.

As the site plan shows, the site has a drive through layout, giving access for neighbouring Charity shop deliveries. The apartment will have no parking spaces, but there is a Council car park next to the property. The apartment will not have any amenity space, but there are Council Parks within the very local area.
The site does not have any ; -
Safety hazards.
Military explosives storage area.
It is not a listed building.
It is not or contains a scheduled monument.
Contamination risks within the site.
Or is it within a flood risk area.

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Why move? Extend your house and invest in your home.

We consider the proposal will have no effect on adjacent buildings in terms of privacy, loss of light or other environmental issues.
We therefore consider the application is supported by and in accordance with the latest Amber Valley Local Plan, and would further extend the facilities of Ripley.

TC1 Town centre, Office and dwelling spaces.
H3 New development of previously developed sites.
TP1 Impact on local transport.
H12 Design and Amenity considerations.