

CHAPEL STREET, MARLOW

OVERVIEW

CLIENT
PPR Estates

SECTORS
Education
Commercial
Residential

LOCATION
Marlow

PLANNING AUTHORITY
Wycombe District Council

HIGHWAY AUTHORITY
Buckinghamshire County Council

PROJECT TEAM
DP9

PROJECT MANAGER
Stephen Kemp

PROJECT DIRECTOR
Rupert Lyons



PROJECT

We were instructed by PPR Estates in relation to the proposed change of use of an existing food retail unit on Chapel Street in Marlow, Buckinghamshire. The development proposed a change of use to a nursery (Class D1) on the ground floor, office space (Class B1) on part of the first floor and nine residential units (Class C3) on part of the first floor and the second floor; together with external alterations; the creation of new vehicular access; car parking; cycle parking; landscaping and other ancillary works.

APPROACH

We worked with our Client and the project team to develop a layout, both on-site and off-site, which responded to the comments received from the Council. In addition we produced a Travel Plan and Transport Statement to submit in support of the planning application. The Transport Statement focused on the provision of parking on-site, which was below the level required by policy. This justification included analysis of parking survey data for two of the existing town centre car parks and a review of the likely impact of removing the existing retail units trips.

OUTCOME

The Transport Statement concluded that the traffic attraction and associated demand for parking arising from the proposed development was expected to be lower than the previous food retail use. A positive consultation response was received from the Local Highway Authority and planning permission was granted, subject to conditions.

RELATED PROJECTS

44-46 High Road, Wood Green

