HPK/2010/0497

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03 NOV 2010

DESIGN AND ACCESS STATEMENT

Redundant outbuilding to rear of:

89/93 High Street West

Glossop

SK13 8BB

PROPOSAL: Demolition of existing dilapidated outbuilding and change of use/reconstruction to form two storey office building to accommodate A2 & B1(a) Use

1.0 Introduction

1.1 The applicant currently owns a dilapidated stone built outbuilding to the rear of their existing office/retail premises fronting onto High Street West.

1.2 The outbuilding is in a poor state of repair and requires complete re-construction in order for the site to be developed.

1.3 There is good demand in the town centre for starter serviced office type units for A2 and B1(a) occupation.

1.4 It is proposed to demolish the outbuilding and reconstruct to form a two storey building in a form to match the existing and adjacent properties.

2.0 Existing Site.

2.1 The site lies to the south of 89/93 High Street West within a court yard/parking area serving existing properties fronting onto the high way. There are various uses within the immediate vicinity including, office, retail, worship, residential and ambulance station.

2.2 The site is currently approached via a made up yard/parking area using an existing vehicle and pedestrian access onto High Street West.

2.3 The building currently forms a redundant dilapidated stone built structure with mono pitched roof over. The rear elevation of the out building forms a retaining wall structure to the adjacent ambulance station to the South. This retaining structure continues to 59 Chapel Street to the East and 3 Halls Court to the West.

2.4 The site has excellent public transport links into and out of Glossop town centre.

2.5 The site falls within the Glossop Conservation Area.

3.0 Proposed development

3.1 This is an application for planning permission for the demolition of an existing stone built detached dilapidated redundant storage building and the change of use/re-construction to a two storey building for A2 and B1(a) use.

3.2 The proposed gross internal floor area is in the region of 50.60 sq mtrs.

3.3 Properties in the immediate vicinity are two storey in height. The proposal is also two storey in nature but at a height below that of the adjacent units; 59 Chapel Street and 3 Halls Court. The highest point of the building is to be approximately 750mm below 3 Halls Court and 2500mm below 59 Chapel Street.

3.4 Access to the site will utilise and existing vehicular junction onto High Street West. An existing parking space adjacent to the building is to demarked for disabled use. It is assumed re-development will not increase traffic flow into the site. There is ample road side and off street 'pay and display' parking available within close proximity.

3.5 The building is to be of traditional construction with mono pitched roof to match the existing building and 59 Chapel Street. Walls are to be faced with coursed natural stone to match adjacent buildings and incorporate natural stone window and door sill and heads. The roof is to be clad with natural blue slate. External joinery is to be of timber.

3.6 There is good separation to adjacent buildings. There are no windows proposed to the rear elevation facing the ambulance station. The Northern entrance elevation does not incorporate windows only a small feature glass screen over the entrance door. To the western elevation there are to be two windows. These will be opaque and serve the stairwell. To the East three windows are proposed. The nearest direct building is 59 Chapel street which is 20m away. The roof is to incorporate two heritage/conservation Velux type roof lights.

4.0 Conclusion.

4.1 The proposal makes efficient use of a dilapidated redundant building and forms a traditional 'in-keeping' structure with use suitable for the town centre location.

4.2 It is considered that the proposal does not adversely affect the residential amenity of adjacent units and will significantly enhance the immediate locality.

4.3 The re-constricted building is to be constructed and detailed to a high standard using materials matching that of the existing and adjacent units.