

Ref

CP59a

Primrose Kitchens Ltd

Design and Access Statement

59a, Chapel Street,

Glossop,

Derbyshire

SK13 8AT

Design

Alteration works to accommodate increased storage area to rear ground floor accommodation only.

Incorporating rear entrance access for delivery from rear service road. Internal alterations to Ground floor shop (with external increased storage areas alterations)

The installation of ground floor extra storage existing internal conditions apply disabled access as existing no change retaining existing entrance as existing

The design was conceived with the inclusion of ambient disabled people only.

There will be a small step access to the Public with stepped access only to the ground floor accommodation as existing configuration refer to design for access (as the existing configurations) . With a minimum 900mm door way .to the ground floor Internal building works only.

Total Access for disabled is restricted by the fact the building is Victorian in origin .

The design will not affect the highways we are using the existing property using existing arrangements

The external layout will remain the similar but with the inclusion to the rear of extra storage area.

There will be external size changes. Rear, side and ground floor to increase by 6.7m x 7.80 m single storey but retain existing access arrangements as required with rear bin store area as existing.

And window All the external finishes will stay the same, red face brick work, brick work / render finish and with timber and UPVC double glazed windows and access door shop window

Amount The development is contained within the existing curtleadge.

Layout

There a step access for ambient disabled access to all ground floors. As existing Scale external dimensions to increase as above and door way to accommodate ambient disabled the same as existing with existing door with access internal .The property will have a small step access to property

There will be no visible changes to the frontage, and side but the single storey rear extension can be seen from the rear service road of the property .Appearance all existing finishes will match existing

Access The property is located on the main mixed commercial development just off the main road through Glossop.

There are commercial units each side and nearby and the streets opposite,

.There is a bus stop within 40metre.

There will be a storage bin area to the open yard area to the rear which can be accommodated within the whole development. And will include for any recycling as required there is a separate access to the rear of the property via a service Road

There is adequate off street parking nearby.

Planning and Local residence Involvement.

None to planning at this stage but all existing neighbors have been told these alteration works comply with Design for Access 2(for work within existing properties) all these requirements.

Heritage Statement

The existing extension falls within in and is adjacent to an existing car park to the rear of the Property and is only access from this car park as the extension is to the Rear of Chapel Street, It cannot be viewed from either of the Main roads adjacent .

There fore in keeping with adjacent finish the extension has been designed to blend in to its surroundings .

To comply with the current buildings within the Town centre , the design for the walls were conceived with this in mind to match the building opposite to the rear of 58 High Street West a recently refurbished property at the rear of Bakers the solicitors ,

The finish on this building is a natural cement render finish to the walls

The roof finish will be a grey Tile finish that has been used in several local extensions and alteration and repair works in the adjacent area

The Windows and doors to the rear of the existing property are timber and that's the material we will be using on this extension with a painted finish.

This is how the design process materialized