HPK/2011/0401

# PLANMART

PLANMART ARCHITECTURAL DESIGN CONSULTANTS
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HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
RECEIVED
29 SEP 2011
FEE £ PAID
FULLY REQUIRED

High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
14.9.2011.

Design and Access Statement: Proposed change of use, retail outlet into A3 Hot food use at 73 High St. West, Glossop.

At present the premises are an empty former retail outlet with ancillary office and storage space on the first floor.
It is intended to create a café serving simple locally sourced foods and hot drinks with seating areas at ground and first floors as shown.
The large open ground floor frontal former retail area will be used as a main seating area with a new serving counter set against the rear and side walls adjacent the kitchen area. The existing wall forming the rear corridor and enclosing the stairs will be taken out, to generate a more open and accessible feel to the first floor of the café and to the existing toilet accommodation and emergency exit door at the rear. Internal stud partition walls will be taken out at first floor level to allow a more spacious and useable seating area.
There will be no changes to the front elevation save for signage which will be a separate application (if required) and the only change to the rear elevation will be the widening of the existing door to double door width, to improve access to the rear garden which is to be included in the application as a further dining area as weather permits. The rear garden is enclosed on three sides by high stone walls and fences and it is intended to erect a close boarded timber fence 1800mm high (with em exit gate) to divide it from the rear yard of No. 75.
Access into the premises from the High St. will be unchanged (it is a small step up), as it is impossible to provide a ramp given that the entrance door feeds directly off the public footpath.
A ramp will be provided to replace the steps leading to the toilets and rear em. exit door and the first floor is already served by a wheelchair platform lift which will be retained.

Yours sincerely

Mr M Hambleton

Ref: 2406.