HPK/2011/0584

16 NOV 2011

PROPOSED EXTERNAL ALTERATIONS

25 HIGH STREET WEST
GLOSSOP
SK13 8AZ

DESIGN & ACCESS STATEMENT

The property known as 25 High Street West, Glossop is retail space currently occupied by Greggs, set within a three storey property located in the Centre of Glossop. The adjacent property known as 2 Market Street, Glossop is currently vacant office space set within a four storey property.

As background information to the works, Greggs are currently being allowed, by Building Control, to use the adjoining property (2 Market Street) as a Fire Escape route. This is a temporary measure as there is not a suitable alternative exit within the existing property number 25. Building Control have requested that a sprinkler system is installed within the property in order to ensure 25 High Street complies with Building Regs.

The works are in two parts as follows:

Firstly, to separate the properties 25 High Street and 6 Market Street back to as they were originally. This will involve blocking up 1No. Wall at ground floor level and 2No. Walls at basement level.

Secondly, to enable a sprinkler system to be installed within the property and so as to ensure the building meets Building Control requirements. The only location to put the tank and pump is within the basement, as the tank will weigh around 1 tonne and the existing timber floor joists would not be able to support it.

Basement is currently only accessible via the adjacent property. It is our intention to create a doorway to the basement which can be accessed via the rear yard. This doorway will be in a location where there is currently a bricked up window. Visually the door can only be seen from the rear elevation within the rear yard, it will be painted green to match the adjacent doors and so should not have a detrimental affect on the aesthetics of the building.