

**Design and Access Statement
and
Planning Statement**

as part of the

Application for Planning Approval

for a

New Shopfront

to

**58 High Street West
Glossop**

for

Atmore Properties Plc

1.0 Introduction

1.1 This design and access statement is a fundamental part of the full planning application for the installation of a new shopfront to 58 High Street West, Glossop. This, currently, vacant shop is to be refurbished including removal of all existing shop fittings and partitioning, building repairs, new roof tiles to match existing and to be redecorated internally and externally with a new shop front.

1.2 This application follows a previous Planning Application Ref. No. HPK/2011/0698, which was refused on 8 February 2012. The reason given was : -

“This proposal represents a poor standard of design whose implementation would seriously harm the appearance of the Conservation Area and improvement Area contrary to High Peak Local Plan Saved Policies BC2, BC5, BC6, GD3, GD4 by reason of the materials chosen and poor design.”

1.3 This Design and Access Statement is a development of that previously submitted for the revised design of the shopfront.

1.4 This Statement follows the guidelines set out in Circular 01/09 ‘*Guidance on Changes to the Development Control System*’ and CABE’s ‘*Design and Access Statements how to read, write and use them*’. In accordance with the recommendations of these documents, the remainder of this report is set out as follows:

§ **Section 2: The site** – Location of the site

§ **Section 3: Use** - What buildings and spaces will be used for.

§ **Section 4: Amount** - How much will be built on site.

§ **Section 5: Layout** - How the buildings and public spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

§ **Section 6: Scale** - How big the buildings are going to be in terms of height, width and length.

• **Section 7: Planning Statement** – Description and context of the proposal

• **Section 8: The Proposals** – Design rational for the application design

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2.0 The Site

- 2.1 The application site is the shop located at 58 High Street West, Glossop that is towards the western extremity of the Norfolk Square, Conservation Area.
- 2.2 The shop is one of five shop-units within one building constructed during the 1960/70s. There are three small shop units at nos. 52 to 58 and one large unit 60-64 High Street West.
- 2.3 58 High Street West is not a Listed Building and has little historical and no architectural merit.
- 2.4 The Applicant is Atmore Properties Plc who are the freeholders and landlords of both 58 and 60-64 High Street West.



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3.0 The Use

- 3.1 The building is a two-storey retail shop. It is currently unoccupied following vacation by the previous long-standing tenant - W Yoemans (Chesterfield) Limited.
- 3.2 This application is for the renewal of the shopfront following refurbishment of the building.



4.0 Amount

- 4.1 58 High Street West is a small shop as defined under planning policy / guidance. The gross internal area of the unit before and after the development is:-

Ground Floor	63.69sqm
First floor	31.16sqm
Total Floor Area	94.85sqm

5.0 Layout

- 5.1 The Layout of the shop will remain unaltered – customer access at ground floor from the front on High Street West and delivery / service access from the rear at first floor.

6.0 Scale

- 6.1 The scale of the building remains unaltered by the development. However the proportions of the elevational treatment are improved relative to the size and height of the shop front and the size and height of the defined space for a future tenants signboard.

7.0 Planning Statement

7.1 The Existing Shop front and its setting

7.2 The current shop front was specifically designed and installed by the previous tenant to be appropriate for their style of operation and the products sold in the shop. The existing entrance door is off-centre in plan, recessed and with an angled shop window to the right. Since the previous tenant vacated the shop it has proved difficult to relet the shop, as prospective new tenants don't like the frontage and require the shop front to be more open, less cluttered and are not prepared to pay the cost of making these changes.

7.3 The building is brick faced above ground floor with contrasting brick piers marking the party walls extending from ground to eaves. There are raised cill, timber windows at first floor. The eaves, gutterboards and bargeboards are painted timber, rainwater goods are upvc black gutters and white rainwater pipe. This is the aesthetic of the terrace of shops in the same building



7.3 Currently the signboard is disproportionate in size to the shopfront relating more to the shops either side, which are also of poor quality and poor proportions. Below the signboard is a painted metal box housing a full width roller shutter. The existing height to the underside of the shutter box is 2metres and to the soffit / ceiling immediately inside the shop is 2.1metres. This is a totally inadequate and dangerous height for entrance into a building accessible by the general public.

7.4 To the left of the shop is the larger unit that, until recently, was occupied by Ethel Austin Limited until their failure. The applicant had to refurbish this unit in a similar way to give the unit the greatest opportunity for re-letting. This has been successful and established Pound Stretcher, a regional store chain, in the town.

7.5 To the right at no. 56 High Street West is the branch of Bargain Booze - a national chain with it's overbearing branded shopfront.

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7.6 Planning Policy

- 7.7 Clearly the High Peak Borough Council is very keen to protect and enhance the character of the town centre and in particular that of the Norfolk Square Conservation Area. The authority is also keen to promote appropriate design of shopfronts. To these ends there are in place the “Saved Local Plan Policies” confirming the conservation areas and policies to protect the character of the town centre and including policies under Section 5 “Town Centres and Retailing” as reinforced by section 6 of the “Joint Core Strategy – Draft Plan”. The Council has published the guidance notes “A Design Guide for Shop Fronts” and “A Design Guide for Signs”
- 7.8 The Council also has the Glossopdale THI grant support scheme. The aim of the grant is to allow owners or occupiers of historic buildings to improve and enhance their shop fronts, windows, doors and signage in a traditional and sympathetic manner, either through repair of existing traditional features or reinstatement of historic architectural details.
- 7.9 Consultation with the local Planning Officer, L. Pleasant and Conservation Officer, J. Brooks discussed the potential redesign of the shopfront to 58 High Street West and the above policies and guidance were highlighted in that discussion. Following the submission of an initial sketch proposal to the above two officers, they made it clear that the proposal as shown would not be supported. The design was improved but was still not looked on favourably by the officers.
- 7.10 The previous application having been refused on similar grounds required the applicant to review their requirements and the design to incorporate those elements of the design guidance that would have the least impact on the letability of the shop unit to new tenants.
- 7.11 This Application has a much improved proposal, which addresses the issues raised by the previous refusal and reflects a balance between appropriateness of traditional design and the commercial aspects of the retail environment where it is important to maintain vitality and variety in town centres in the current economic climate. It is most important for the applicant and Glossop to ensure that vacant shops are re-occupied with a new retail businesses quickly to maintain confidence in and attractiveness of the High Street.

7.11 The Design Proposals

- 7.12 The new shop front for this unit has been designed to be appropriate to the building, which contains the shop. The building is a terrace of five shop units built in the 1960/70s with a simple architectural aesthetic. The building is two storeys in height and is visually subdivided horizontally by shop sign boards and shopfronts at ground level with facing brick at first floor level. The shop fronts visually step up as the ground level rises to the town centre. The building is divided vertically by three and two brick wide projecting piers at party wall positions. To the four smaller shops there are full width, high level windows. To the larger end unit (60-64) there is a blank brick gable to the first floor.
- 7.12 The current Shop Sign is large in proportion to the width of the shop and the height of the shop window opening, This is accentuated with the steel roller shutter box below the sign.
- 7.14 The proposed new shopfront reduces the depth of the signboard and removes the roller shutter. (Allowance is to be made internally to the shop should a new tenant require this.) This has allowed a more appropriate height, scale and proportion of shop window to be created. Approximately 2400mm high overall. By positioning the door to the right, direct level access can be provided into the shop from the back of

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pavement, as the adjacent paving slopes down to the left. This door position also allows views through the shop window to be maximised – the views of any window display, the shop interior and of the goods on sale.

- 7.15 The application drawings show a low stall riser below the cill with vertical tiling in the interest of providing a visual grounding to the façade. There is approximately a 75mm cross-fall over the width of the shopfront (sloping down from right to left). The stall riser absorbs this fall and echoes the detail of 60-64 High Street West, i.e. visually reducing from left to right from 300mm to 225mm approximately. This also provides context and continuity. Accordingly, allowing for the cill framing to the shop window the glass line of the door is to line through with that of the shop window.
- 7.16 The shop window is a single pane again in context and proportion to relate to the adjoining and opposite shops. Clearly the aesthetic of shopfront to no. 56 High Street West is a corporate identity which would be inappropriate to relate to. There are however a significant number of well designed traditional shopfronts with single pane windows of similar proportions.
- 7.17 The applicant, the letting agent and ourselves have considerable experience in refurbishing retail units for re-letting to regional and national organisations. In every case the potential tenants prefer not to have recessed entrance doors. However the applicant now recognises that Glossop does have a character that should be reinforced and is not as afflicted anti-social behaviour more common in city centres. Accordingly this application has a design incorporating a recessed entrance doorway with a tiled level access from back of pavement.
- 7.18 The proposed entrance door is a single pane glazed door with substantial bottom rail containing a letterplate. The door will be self closing and will give a clear opening of 900mm, with handle rising from 850mm above floor level - both in excess of that required under the CSDP Act 1970 and the DD Act.
- 7.19 The proposed material for the shop front is large section painted timber framing with a substantial corner post. The door is also timber with substantial styles, top and bottom rails lining through with the stall rise. This is also in context with a large number of the shops in High Street West providing a consistency and context.
- 7.20 Accordingly this application provides for a new shopfront in an ordinary building with discreet appropriateness, character and context. It relates to the building in which it sits. It is a major improvement to the existing and the proportional balance of the building. It is one that does not try to compete with the more ornate traditional shopfronts to some of the buildings of High Street West, but can sit quietly nearby and opposite. It will help provide variety and vitality in the High Street for new tenants to maintain or establish a retail business, where several shops are now empty. This approach has been successful in attracting new tenants to 60-64 High Street West in Glossop and also in re-letting empty shops in Huddersfield, Bangor, Flint, Bishop Auckland, Ambleside and other town centre sites and conservation areas.
- 7.21 The Shop Sign will be the subject of a separate application by the new tenant. But the proposed blank sign backboard will define the proportion and scale of the sign. The backboard is edged with an ogee mitred moulding, to clearly define the area for the art- work, and will be the subject of a separate application by the tenant.
- 7.22 The Applicant wishes to have a discussion and to agree with the planning and conservation officers to agree the colour for the shopfront, which we believe should be relatively light and neutral but have historical context.
- 7.23 The Applicant and Agent now believe the proposal portrayed in the application is in accordance with the Local Plan Save Policies BC2, BC5, BC6, GD3 and GD4, the Design Guide for Shopfronts and is a good design with in traditional materials.