Ref
CP59a
Primrose Kitchens Ltd
Design and Access Statement
59a, Chapel Street,
Glossop,
Derbyshire
SK13 8AT
May 2012
Design
Alteration works to accommodate change of use to Restaurant to the ground floor area with a front Double storey extension to form a separate entrance and bedroom to the adjoining upper floors accommodation.
Incorporating rear entrance access for delivery from rear service road.
Drawing Numbers 59a CS, 04, 07, 08 refer
Internal alterations to Ground floor shop (with external increased storage areas alterations)
The Change of use to the ground floor installation of rear extract dust system incorporating 36 decibel dampers and carbon filters within the system as required.
Double ,front , side extension two storey with ground floor internal alterations conditions apply disabled access as existing no change retaining existing entrance as existing ,level no step . providing an ambulant disabled toilet area as well as staff, and public toilets with a rear bin store area to the rear .
The design was conceived with the inclusion of ambulent disabled people.
There will be a level access to the Public with stepped access only to the upper 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 and new extension .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 side frontage of. There will be external size changes 4.97m deep infill to the frontage 34.775 m wide stone finish to match existing, the same height as the existing the same specification roof rain water guttering and timber painted windows and doors as existing . Rear as existing, no change, 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 timber double glazed windows and access door shop window
Amount The development is contained within the existing curtleadge.
Layout
There a level access for ambient disabled access to the ground floor areas s. As existing Scale external dimensions to increase as above and door way to accommodate ambient disabled the same as existing with existing door and new front door to access the upper floor accommodation providing a third bedroom .

There will be visible changes to the frontage, and side .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 .
Therefore 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