Proposed Extension and Flues, and works to replace roof, shopfront and windows – George Street Loft, George Street, Glossop, Derbyshire

DESIGN & ACCESS STATEMENT **10th May 2012**



Existing George Street Loft from George Street

INTRODUCTION

The property is located to the south of George Street, about 200 metres from High Street West. The site is accessed from George Street. The building is at present a commercial unit and ancillary workshop specialising in the sale of stoves and related accessories and consumables. The setting of the site is a mix of residential, commercial and light industrial units in an urban environment. The planning application which this design and access statement relates to is for the proposed works as detailed below:-

- Single storey extension to north east of site with Net Floor Area (NFA) of 23.81m^2 (to EN 15221-6);
- Removal of 1no. external flue, and installation of 4no. new flues;

- Replacement of existing windows;
- Replacement of shopfront to George Street elevation;
- Replacement of roof to existing building.

USE

The commercial unit with ancillary workshop is currently involved chiefly in the sale of stoves and related accessories and consumables. The building was originally built in 1951 for Glossop Carriage Company and used thence as a joiner's workshop for their undertaking business; it was locally known as the 'Coffin Shop'! This use is echoed through the form of the structural openings and utilitarian design of the building.

The current occupant purchased the shop, workshop and accompanying site in 1992 and since then has used the unit for the sale of stoves and ancillary products, with the workshop being used for necessary customisations to stoves which increases the viability of the unit. At present two people are employed by the business within the unit full-time, and further local contractors use the shop for purchasing stoves and related products in the course of their building works. George Street Loft (as the building is named) has a regional reputation for outstanding advice on, and provision of, heating goods, drawing visitors to Glossop which obviously has wider benefits to the local economy.

The extension to the Workshop and Store is to allow the storage and working of components which are currently stored externally to the existing yard to the north east of the site, this being the area which the proposed extension will be built in. The processes undertaken in the extension will be the same as those already taking place in the part of the existing building marked as Workshop and Store, with no new processes being proposed as part of this application.



External storage in the area indentified for the proposed extension.

The new shopfront to George Street is to replace the current shopfront which has been rendered unusable by the raising of the floor in the part of the showroom it serves. The raising of the floor was undertaken some time ago to allow fully level access to all areas of the showroom and thus comply with Approved Document M of the Building Regulations and the Disability Discrimination Act. This new shopfront has a recessed door to permit the inclusion of an external step within the curtilage of the building, and thus not encroaching onto the public highway.

AMOUNT

The extension is the part of the scheme which will add to the footprint of the building, creating an additional NFA of 23.81m^2 (to EN 15221-6), this will not take up delivery space, and is proposed for construction in an area currently used for external storage of components complementary to the current business. The height of the extension has also being kept below that of the existing single storey portion of the building, and will not be visible from George Street.

Two flues are to be added to the roof, whilst an external flue is proposed for removal within the scheme. The four flues and the remaining existing flue are to receive a finish of RAL 9017 (Black) to enhance the aesthetics of the exterior of the building. The flues are necessary to provide more working showroom stove models and testing within the Workshop and thus maintain the viability of the business in its current location.

The flue proposal is not intended to boost footfall but merely improve the ability of the business to provide working demonstrations of stoves, likewise the extension is not to increase the number of visits to the shop but simply to provide a better working space for the business which is not subject to the elements. This scheme will also enable the removal of deteriorating timber shelters to the area where the extension is to be built.

LAYOUT

The area proposed for the extension as aforementioned is currently used as external storage, and this scheme will enable the business to bring stock inside and also provide more Workshop space as stove technology becomes more sophisticated to meet statutory and environmental demands.

The positioning of this extension will have no detriment of the ability of vehicles to access the shop. To permit light to enter the extension three rooflights are to be incorporated in the scheme, these were felt to be better that windows to the north elevation with regard to improved privacy and security.

The new shopfront to the front elevation of the building is to replace an existing shopfront and is designed to complement the buildings utilitarian style.

SCALE

As aforementioned both the footprint and ridge height of the extension have been designed to suit the location, the footprint allows the main yard and delivery are to the south of the site to remain in full, whilst the ridge height is kept below that of the existing single storey portion of the building enabling the extension to have no impact on the George Street streetscape, whilst the new extension should improve the view from the rear of neighbouring properties as it enables external storage in the yard to the north east of the site to end and also permits the demolition of the deteriorating timber canopies, and polycarbonate canopy.

The two additional flues have been sized to match the existing (and retained) flue to the north of the property which emerges from the roof near the ridge, whilst complying with the requirements of Approved Documents J and L of the Building Regulations.

LANDSCAPING

Subject to a legal agreement with the adjacent site owners it is proposed to remove two trees adjacent to the site, these being of the Cherry and Willow varieties. The roots of these trees have already caused damage to the existing boundary treatments and an impact on the drainage to the site and its neighbours is likely to be experienced at some point in the future. In order to protect the existing infrastructure and protect the structural integrity of the foundations to the new extension it is felt necessary to remove these trees.

APPEARANCE

Extension: The extension is to have walls finished with render and in Magnolia colour to prevent massing, and provide a lighter look to the walls whilst maintenance to the wall will be achievable by a strip between the site boundary and the new extension. Three rooflights break up the roof, which is to be composed of roof cladding to match that to the existing single storey portion of the building. A timber door to allow access to the rear is also incorporated for maintenance purposes.



The existing roof to the single storey area to be used to the new extension and to replace the asbestos roof covering to the existing two-storey part of the building .

Flues: The removal of the externally fixed flue to the wall of the southern side elevation will provide an opportunity to improve the streetscape from George Street and de-industrialise this area of the site. The remaining flue and additional flues are to be clad in RAL 9017 (Black) to reduce their visual presence from George Street, and this will be aided with their point of emergence from the roof being near the ridge of the roof of the property.

Windows: The timber window frames and glazing therein have now reached the end of their useful life and fail to provide security to the property and meet thermal regulations. The applicant proposes to install new timber frames in a style and configuration to match the existing with the frames being finished in Yellow colour. Double glazing is to be used in order to meet the requirements of Approved Document L of the Building Regulations.

Shopfront: The shopfront has been designed to maintain the utilitarian appearance of the building without leaning towards an industrial appearance. The existing shopfront is to be removed and to be replaced with a new shopfront meeting current thermal regulations whilst being also finished in Yellow. The brick infill to allow the shopfront to suit the current internal finished floor level will be built in brickwork to match the existing 'Glossop' brickwork.

Roof: The roof to the existing two-storey portion of the building has also reached the end of its useful life, with maintenance being precluded due to the material forming the panels being asbestos. Therefore a sensible approach to this has been sought and it is proposed to use the same cladding panels as those on the existing single storey portion of the building, and thus retain a similar look to the building's roof from George Street. This should complement well the other improvements proposed and also enable the property achieve current thermal regulations and provide a safer working environment.

CAR PARKING AND APPROACH

Pedestrian access: graded access to the commercial unit is available from George Street, and through the shop to the proposed extension. The extension is also accessible from George Street via the gated access, although there is a 50mm raised boundary kerb via this route.

Vehicular Access and Parking: parking for customers of the shop is currently on street, with George Street being a cul-de-sac with no through traffic. There will be no changes to access from the public highway or increase in vehicular traffic as a result of this application; the patterns of vehicular traffic will not alter as a result of this application with the enhancement works being purely for aesthetic reasons, and the extension to enable continuance of the existing business.