HPK/2012/0618

PLANMART

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PLANMART ARCHITECTURAL DESIGN CONSULTANTS
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High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
25.10.12.

Design and Access Statement: Proposed two storey side extension, new shop front to takeaway and conversion of first and second floor into two lettable flats at 26 High St. East, Glossop.

The existing property comprises a hot food restaurant/takeaway on the ground floor with a flat over. Planning permission has been granted HPK/2012/0340 for Removal of Condition tying the use of this flat to sole use of owners at 26 High St East.
The applicant wishes to provide additional more workable space for the takeaway and accessible seating viewable from the street to enhance the business, a new unisex WC suitable for use by wheelchair bound persons is also to be provided. The new shop front and front elevation treatment as well as providing an enhanced visible perspective both from outside and inside will provide a much needed improved frontage in line with and after consultation with the High Peak planning dept. conservation officers requirements.
The extension on the side will be built over the existing ginnel which will be retained as it serves as access to the rear of the property.
The first and second floors will be adapted to provide two separate flats which will be let, served by the new front entrance door leading to new lift and stairs, thereby providing access for wheelchairs.
All external materials will match the existing.

This application is a re-submission of the one which was refused 06/08/2012, HPK/2012/0334, the basis for the refusal being High Peak conservation officers views on the design of the proposed new shop front and front elevation, these matters have now been addressed and general approval of the design agreed subject to fine detail being agreed.

Mr M Hambleton

Ref: 2430