WESTON ALLISON WRIGHT

DESIGN AND ACCESS STATEMENT

AND

STATEMENT OF JUSTIFICATION

TO ACCOMPANY THE

PLANNING APPLICATION FOR

LISTED BUILDING CONSENT

AT

UNIT 4 THE COLONNADE
CAVENDISH ARCADE
BUXTON
DERBYSHIRE
SK17 6BQ

FOR

HUDSON CAPITAL (INDUSTRIAL) HOLDINGS LIMITED
c/o M7 REAL ESTATE LLP
7TH FLOOR
MARBLE ARCH TOWER
55 BRYANSTON STREET
LONDON
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DESIGN AND ACCESS STATEMENT AND STATEMENT OF JUSTIFICATION TO ACCOMPANY THE PLANNING APPLICATION FOR LISTED BUILDING CONSENT AT UNIT 4 THE COLONNADE, CAVENDISH ARCADE BUXTON, DERBYSHIRE, SK17 6BQ

1.0 INTRODUCTION

1.1 This design and access statement and statement of justification accompanies an application for listed building consent for internal subdivision alterations and alterations to the existing shop front to form an additional entrance door to Unit 4, The Colonnade, Cavendish Arcade, Buxton.

1.2 The Cavendish Arcade is an early 19th Century Hot Baths enclosing structure originally constructed in 1820, remodelled in the 1850s before closing in 1963. The Baths were converted to a shopping arcade in 1985 and were subsequently extensively refurbished during 2001/02.

1.3 The ground floor area has been substantially remodelled and subdivided with partitioning to form numerous retail units having frontage to the Quadrant and the Crescent, the ground floor being laid out with a central covered arcade with further internal subdivision forming shops with frontage to this internal covered walkway.

1.4 The Cavendish Arcade adjoins the Listed Crescent Buildings to the south west corner of the structure.

2.0 DESIGN PRINCIPLES AND CONCEPTS

2.1 Cavendish Arcade and the Colonnade shop units remain in active use and will continue to do so. It is proposed to subdivide an existing retail unit, Unit 4 The Colonnade, to form two separate units to be known as Units 4A and 4B The Colonnade.

2.2 The existing Unit 4 appears to have been formed from two retail units and provides ground floor retail and basement storage and ancillary accommodation. It is understood that the present shop unit has been vacant for in excess of 18 months.

2.3 The proposed alterations will form two smaller lock-up retail units to be known as Units 4A and 4B. 4A will utilise the existing entrance door to the left hand side of the existing shop front and will have integral welfare facilities (accessible WC cubicle) formed in the rear right hand corner of the proposed ground floor level retail unit. An internal separating metal framed and plasterboard stud partition will be constructed at the centre line of the unit. The accessible WC will be connected to existing foul and waste drainage provisions located in the basement accommodation directly below the existing Unit 4.

2.4 Unit B will comprise of a single ground floor lock-up retail unit with staircase down to ancillary storage, welfare and WC facilities as existing. No internal spatial alterations are proposed at ground or basement level to Unit B.

2.5 Access to Unit B will be provided to the front elevation by alteration of the existing timber framed and glazed shop front to reinstate a single inward opening glazed door leaf to match that installed to Unit A. It is apparent that the existing shop front frame that will serve Unit B has in the past incorporated a door opening in the newly proposed location. No other alterations will be required to the existing shop fronts.

2.6 Internal alteration and subdivision of lighting and small power circuits will be undertaken and sub-metering/separate metering of each retail unit will be implemented. Existing fire alarm and detection systems will be subdivided and maintained to ensure fire alarm coverage is provided to both of the newly created retail units.

2.7 Impact on the local infrastructure and adjacent retail units within the main Cavendish Arcade building will be minimal.

Layout

2.8 Position and location of the subject building is shown on the accompanying site and location plan.

2.9 Floor plans and elevations of the existing and proposed retail units are included with the application.

3.0 STATEMENT OF JUSTIFICATION

3.1 The Conservation Officer (Miss Jo Brooks) has been consulted on the proposals. Her view on the proposals was favourable and supportive on the basis that the internal alterations do not have any significant impact on the historic fabric of the building and it appears that the original right hand shop front incorporated an entrance door where the new one is proposed.

3.2 The internal ground floor alterations involve the installation of lightweight non-structural metal framed partitions that will be connected into and/or attached to later additions, internal walls and linings to the subject building. This proposed partition will be easily removable in the future if required.

4.0 PLANNING

4.1 The proposed alterations and associated works are considered necessary to subdivide the larger un-lettable retail space into more lettable small lock-up retail units that are considered more attractive to the retail market in this location.

4.2 The present accommodation has been vacant and un-let for approximately 18 to 24 months.

4.3 The proposed work is considered beneficial to the letting of the Cavendish Arcade development and will help secure the continued viable use of the building.

5.0 ACCESS

5.1 There will be no expected increase in traffic levels to and from the subject development.

5.2 The requirements of the Equality Act 2010 in relation to access have been considered.

5.3 Provision will be made to the building to ensure it is fully accessible at ground floor level. A fully accessible WC will be provided to Unit A, existing facilities are provided in the basement of Unit B. There is provision for public WC access elsewhere within the Cavendish Arcade development. Nothing which is included in the proposed development will preclude further alteration in the future should this become necessary.

5.4 Specific measures include:

- There will be adequate levels of light throughout.
- Floor surfaces will be selected to be safe and secure.
- A fire alarm system will be maintained to both retail units to give adequate warning of an emergency.
- A fully accessible WC will be provided as shown on the drawing to Unit A, WC provisions are made elsewhere within Cavendish Arcade for members of the public.