DESIGN AND ACCESS STATEMENT
High Peak Borough Council ref no: HPK/2012/0644

Proposal Address: Unit 4, The Colonnade, Buxton, SK17 6AL

Applicant: Hudson Capital c/o M7 Real Estate – 7th Floor, Marble Arch Tower, 55 Bryanston Street, London, W1H 7AA

Agent: Mr Jonathan Hatchard – Weston Allison Wright, Suite 2A, Second Floor, Wira House, Wira Business Park, West Park Ring Road, Leeds, LS16 6EB

INTRODUCTION

This design and access statement accompanies an application for planning and listed building consent for internal sub-division and alterations to the existing shop front to form an additional entrance door to Unit 4, The Colonnade, Buxton.

AMOUNT

There is no change to the floor space. Existing retail unit to be sub-divided to form units 4A and 4B.

LAYOUT

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.

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.

Please see attached plans for layouts of the existing and proposed units.

SCALE

There are no significant alterations other than the following:-

- Internal – a full height partition wall is to be created internally to sub-divide the units. Unit 4A will be provided with integral accessible welfare facilities form to the rear right hand corner of the proposed unit (see attached plans). Unit 4B will use the existing welfare facilities.
- External – 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.

LANDSCAPE

No landscape works are proposed.

APPEARANCE

The proposed alterations will form two smaller lock-up retail units to be known as Units 4A and 4B.

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.

Unit 4A will utilise the existing entrance door to the left hand side of the existing shop front.

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.

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

ACCESS

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

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

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.

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.