DESIGN AND ACCESS STATEMENT

in support of 72A High Street East, Glossop. SK13 8QA.

USE

The proposal relates to and end of terrace comprising four properties. The property is currently vacant and has been for approximately 15 years. The property comprises a shop unit to the front room of the ground floor with the remainder of the ground floor and the first floor comprising living accommodation.
The proposal is for a change of use to apartments

AMOUNT

The proposal involves the formation of 2 No. apartments.

LAYOUT

The first apartment will be situated at the ground floor level of the building.
The second apartment will be situated at the first and second floors.
The existing garage will be used as a shared bin store. No car parking provision is intended because it is believed that the property is well served by public transport being no more than 400m from Glossop train station and the bus stops at Henry Street, Market Hall and Howard Arms.
The rear of the existing garage will form a shed that will be used by the ground floor apartment together with the existing shed.

SCALE

The ground floor apartment will have a floor area of approximately $50m^2$.
The upper floors apartment will have a floor area of approximately $55m^2$.
The bin store and outbuildings will have a floor area of approximately $65m^2$.

LANDSCAPING

The proposal does not result in a change to the landscaping to the property.

APPEARANCE

The existing shop front and timberwork will be removed and built up in natural stone to match existing. Stone jambs and head will surround the door to match existing properties.
New and replacement windows are proposed to be brown upvc.
It is proposed to remove the existing stone slates and replace with Marley Modern roof tiles to match the remainder of the properties to the terrace.
The existing chimney stack is leaning and it is proposed to demolish the stack.

There is an existing single storey rear extension which will be demolished and rebuilt. The extension will be rebuilt with dimensions to match the existing adjacent extension. The proposed facing materials are natural stone and Marley Modern roof tiles.
The roof covering to the existing garage is asbestos cement roofing sheets and the shed is felted. It is proposed to remove the existing coverings and replace with Redland Cambrian Slate. The difference between the pitch of the existing roofs and the required pitch of the new slated roofs will result in some building up of the boundary stone wall. The slates have been chosen to keep the pitch and therefore building up to a minimum.

ACCESS

The access to the property comprises a small step (approximately 75mm) in line with the remainder of the properties to the terrace.