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HIGH PEAK
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PLANMART

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High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
9.4.2013.

Design and Access Statement, Proposed change of use, existing outbuilding at rear of property from private garage/workshop to commercial craft centre with painted sign on wall at 103 Station Road, Hadfield, Glossop.

The building is sited at the rear of No. 103 Station Road and is separated from 103 by an internal yard, at present the building is used as a garage and workshop by the occupants of 103.

It is intended to create a craft centre which will be a small venue for art and craft activities on a commercial basis, the ground floor will primarily be a space for pre-school aged children to explore and create in a safe and welcoming environment during weekday sessions. The venue will also provide facilities for other craft based activities for adults, ranging from formal training and courses, to a space for groups of like- minded enthusiasts to come together and enjoy their hobby.

The building will be refurbished and fitted out internally to provide habitable standards including a WC facility compliant with access for wheelchair bound people and a small kitchen and relocated stairs to the first floor, externally, existing doors and windows will be replaced with new and the existing first floor window to the south elevation will be re-instated to it,s original height. The existing garage door will be replaced with an access door and glazed sidescreens so as to maintain the existing opening (the lintel will be raised slightly to accommodate standard door height), and conservation style rooflights are to be added to provide additional daylight to the first floor, all as shown on the plans, otherwise the building will not be altered or extended externally, save for the painted sign included in the application.
It is also proposed to provide vehicle bollards externally, adjacent to access from the highway so as to protect those using the facility, the bollards will not project further into the highway than the existing enclosing wall to the steps to the existing yard access.

Mr M Hambleton

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