



DESIGN AND ACCESS STATEMENT

Erection of external steel staircase to provide access to the upper floor of 29 High Street West, Glossop, SK13 8AZ and dormer over new door aperture.

For NMG Legal Limited



Aerial Photo

GENERAL:

Planning Policy Statement 1 (PPS1) "Delivering Sustainable Communities" calls for high quality design to create places that are well mixed; have well planned public spaces that bring people together ; function well and add to the overall character and quality of the area. They should be safe and accessible support the effective use of resources, address the need for all in society and are useable, and easy to understand. They should be visually attractive as a result of good architecture, urban design and landscaping, hard and soft.

Successful places share characteristics which are defined in "By Design: Urban Design in the Planning System-Towards Better Practice"

They should have character or their own identity; their public and private spaces should be clearly distinguished by having continuity and enclosure.

The public realm should be attractive and have successful outdoor areas, they should be easy to get to and move through, they should have a clear image and be easy to understand, they should be able to change easily and have a variety of choice.

Each situation needs to be considered on its individual merits as all characteristics do not necessarily suit all circumstances.

This statement is intended to comply with section 42 of the Planning and Compulsory Purchase Act 2004 and section 62 of the Town and Country Planning Act 1990 and the Council's design policies outlined in High Peak Borough Council retained Local Plan.

FORMAT:

The statement will follow the guidelines in the CABE Publication "Design and Access Statements" (2006).

The basic process will be an assessment of the site and its surroundings, involvement of individuals or groups, evaluation of this information to determine options and design of the scheme from the evaluation.

The assessment will consider the context of the site and its surroundings which includes the physical, social, and economic characteristics as well as any existing planning policies.

The physical context means what the place looks like and the character that is derived from existing buildings, landscape features and movement routes. The social context means how people in the locality will be affected by the proposals and should include any aspirations they may have for the site. Economic context means the contribution the proposal will make to the local economy.

Planning Policy context is the policies and guidance that currently exist to affect and shape the proposals for the site.

The content of the statement will include what will the development be used for and how it will fit in within the area and support local aims; what amount of development is being applied for and why it is appropriate.

Why the layout has been chosen and how it will work and fit with the surroundings.

Why the scale and sizes of the buildings and spaces are appropriate for the site , how

they relate to the existing and why the size provides the appropriate level of accommodation.

What the landscape principles are, what the appearance of the place should be and why and how that good appearance will be achieved and maintained.

How movement patterns around the site will work and how everyone can access the place comfortably, safely and easily.

The application relates to the site of 29 High Street West, Glossop, which is situated within the Norfolk Square Conservation Area.

The property displays a two storey elevation to High Street West, the ground floor principal entrance consisting of a restaurant/ take away with a vacant first floor which the proposed access is to serve.

A difference in level across the site provides a lower ground floor at access level to the rear the principal entrance floor being at first floor level and the proposed office accommodation at second floor level.

The internal arrangement of the property prohibits the provision of adequate means of escape from the upper floor.

Assessment:

The surrounding area is almost exclusively commercial with a varied mix of shops, restaurants and Professional and Financial services outlets.

The property displays a terraced aspect to High Street West and is serviced to the rear with a yard area providing joint access to the quadrangle of properties in close proximity to the site.

Evaluation and Design:

The proposed stair has been designed to be as compact as practical whilst providing conformity with Ambulant Disabled standards required by Building Regulations.

The simple vertical balustrade arrangement will reflect that of the wrought iron work on adjacent properties and the clean lines will blend into the existing facing materials.

The simple dormer to facilitate the new access door will be faced with vertically hung slate with a fibreglass flat roofing system coloured to match the existing slate roof.

Use:

The provision of the access stair will bring back into use the first floor accommodation

at the premises providing employment and safeguarding the viability of the commercial heart of the town.

Amount: The proposal is appropriate and proportional in terms of achieving the objective.

Layout: The layout is predetermined by the existing building disposition.

Scale: The proposal is appropriate and proportional in terms of achieving the objective.

Crime: Bringing into use of the current vacant accommodation will increase the level of observation within the vicinity.

Landscaping: Hard and soft landscaping provision will be undertaken to blend the base of the proposed stair into the surrounding yard area.

Appearance: The proposals will blend and serve to improve the general appearance of the area.

Access:

Pedestrian access will be provided via the current access from Market Street, the location of the property within an established primary shopping area with high accessibility negates the need for on site parking.

Economic Assessment:

Development and the use of local labour in the construction process will assist the local economy. The provision of employment opportunities will help to safeguard commercial viability of the locality.

Planning Policy Context:

The bringing back into use of vacant first floor accommodation is encouraged both by National and Local Planning Policy.