Proposed replacement shopfront – Croft Lettings Agency, High Street East, Glossop, Derbyshire

DESIGN & ACCESS STATEMENT **10th May 2013**



Existing Croft Lettings unit to centre of image.

INTRODUCTION

The property is located on High Street East, about 200 metres from Norfolk Square in Glossop. The site is accessed from High Street East. The building is at present a commercial unit which houses the offices for Croft Lettings, an established firm specialising in letting local properties in the Glossopdale area. The setting of the site is retail units in an urban environment, whilst also being in the Glossop (Howard Town) conservation area. The planning application which this design and access statement relates to is for the proposed works as detailed below:-

- Repair to elements of existing shopfront;
- Replacement and reconfiguration of shopfront (extents shown on accompanying plan).

Consultation has been undertaken in 2012 with Joanne Brooks (HPBC Conservation Officer) with the design of the new shopfront complying with the criteria for grant aid.

USE

The building is currently used at Ground Floor as the principle office for Croft Lettings to which the public has access from High Street East. The replacement of the shopfront is

complementary to this use and has been designed to reflect the preferred style of HPBC Planning Department, and match the adjoining 'Glossop Fish Bar'. A level threshold is to be used at the new door to comply with Approved Document M of the Building Regulations and the Equality Act with graded access from High Street East. This new shopfront has a recessed door following advice from the council's conservation officer within the curtilage of the building, and thus not encroaching onto the public highway.

AMOUNT

The works will lead to a small decrease in the area of the Office internally with about one square metre being lost to enable the recessed door configuration. The replacement of the shopfront is to improve the streetscene (hence compliance with local authority grant aided compliance in design) returning the Victorian building to a more sympathetic appearance. No additional business is expected to be generated as a result of the development.

LAYOUT

The layout has been laid out to match that to the adjoining 'Glossop Fish Bar' with the door to the right hand side (viewed from High Street East) following advice from HPBC's Conservation Officer Joanne Brooks. This will not be detrimental to access for the public from the street, whilst the glazing and stallrisers are in proportion to the width of the frontage.

SCALE

As aforementioned the new shopfront has been designed to complement the width of the frontage whilst infilling the space created by the removal of the existing shopfront. The windows and stallriser have been designed to reflect the proportions common with Victorian shopfront configurations, and also complementary to surrounding shops which have also returned to a more Victorian style of shopfront – a style which complements the Glossop streetscene.

LANDSCAPING

The recess created by the new door configuration necessitates extra paving, and this is proposed to be in a material to match that to the existing pavement to High Street East immediately to the frontage of the unit. This provides a graded access to the unit and ensures that the development does not detract from recent hard-surfacing improvements made in both the Howard Town and nearby Norfolk Square conservation areas.

APPEARANCE

Both the repaired and replaced areas are to be Victorian in style and detail, with Grass Green colour paint finish to joinery work, this being Croft Lettings corporate colour scheme, whilst also being a typical Victorian colour, avoiding modern paint tones which would not be necessarily sympathetic to a Victorian style shopfront. The stonework stallriser provides a durable base for the shopfront central section and enables some thermal efficiency, whilst echoing the material used in the remainder of the property, and also to adjoining properties. Panelling detailing to the recessed area also carries through the heritage theme of the appearance.

CAR PARKING AND APPROACH

Pedestrian access: graded access to the commercial unit is available from High Street East.

Vehicular Access and Parking: parking for customers of the shop is currently on nearby side streets, this being maintained as the strategy. There will be no changes to access from the public highway or increase in vehicular traffic as a result of this application; the patterns of vehicular traffic will not alter as a result of this application with the enhancement works being purely for aesthetic reasons.