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PLANMART

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HIGH PEAK
8 OCT 2013
BOROUGH COUNCIL

High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
4.10.2013.

Design and access statement: Proposed conversion of existing offices into dwellings including two storey extension at Arundel House, 24 Arundel St, Glossop. SK13 7AB.

The premises are currently offices, having been converted in 2005 from a retail outlet at ground floor with flat over, formerly it was a public house.
The offices are occupied by a recruitment consultancy, who take up only the ground floor, the first floor contains a meeting room and empty offices.
It is the intention of the business to relocate to Leeds, with some staff transferring and some electing to remain with the company and work from home locally to, and in Glossop, the nature of the business lends itself to this practice.
As a result of this exercise, the building owner intends converting the existing building into dwellings, which along with the proposed extension will provide four one bedroom flats as shown, providing much needed town centre located, affordable housing.
The site provides adequate parking with one space per dwelling, although it is anticipated that residents may choose to live in this town centre position creating no need for a car, as all town centre facilities/shops etc. are within a short walkable distance including both the train and bus stations, which are at most approx. 5 mins. away, any visitors arriving by vehicle have abundant parking in the public car park immediately adjacent the site. The similar residential development on Chapel St. highlights this point, as parking provision was provided according to highways guidelines at the time, and at least 50% are not utilised by the residents.
The development will have no adverse impact on surrounding premises, most are business, and traffic movement will be reduced from what it is now.
The design of the extension follows the pattern of the existing and it will be constructed in materials to match the existing building, inc. doors and windows.

Mr M Hambleton

Ref: 2522