



86 High Street West,
Glossop

Proposed Change
of Use

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Document Control

The following statement is the Design and Access Statement for the Full Planning Application for a change of use for the property at 86 High Street West, Glossop, SK13 8BB from Use Class A1 (Shop) to Use Class A3 (Restaurant/Café).

The document was first issued in October 2015 with no revisions.

1.1 Foreword

The following Design and Access Statement has been written to meet the requirements of the Government Planning Practice Guidance which became effective from 6th March 2014.

The document follows the guidance in the CABE publication "*Design and Access Statements—How to write, read and use them*". It is intended to demonstrate the thought process behind the proposal and to show how the characteristics of the submitted scheme are a response to the physical, socioeconomic and planning constraints and opportunities that the development site presents.

1.2 Application

The document supports the full planning application for a change of use of the property at 86 High Street West, Glossop, SK13 8BB, from Use Class A1 (Shop) to Use Class A3 (Restaurant/Café).

The application is being made on behalf of the client, Mr J Malty.

The statement should be read in conjunction with all other supporting information that forms this application which includes:

[illegible]

Context

2.1 The Site

The site is located within a terraced row of shops, offices and other commercial premises on High Street West, Glossop, SK13 8AZ. Glossop is a historic market town on the edge of the Peak District.

The shop is currently empty, despite marketing efforts, and the applicant thus proposes a change to a more viable use.

To the immediate right of the property is an estate agents' and to the left is a physiotherapist. There is a residential flat above the shop which is owned by the applicant.

The site's primary pedestrian access is from the existing shop front on High Street West.

It is situated on the main road (A57) through the centre of Glossop and is well served by regular bus services.



Site location plan (not to scale),
showing site outlined in red.



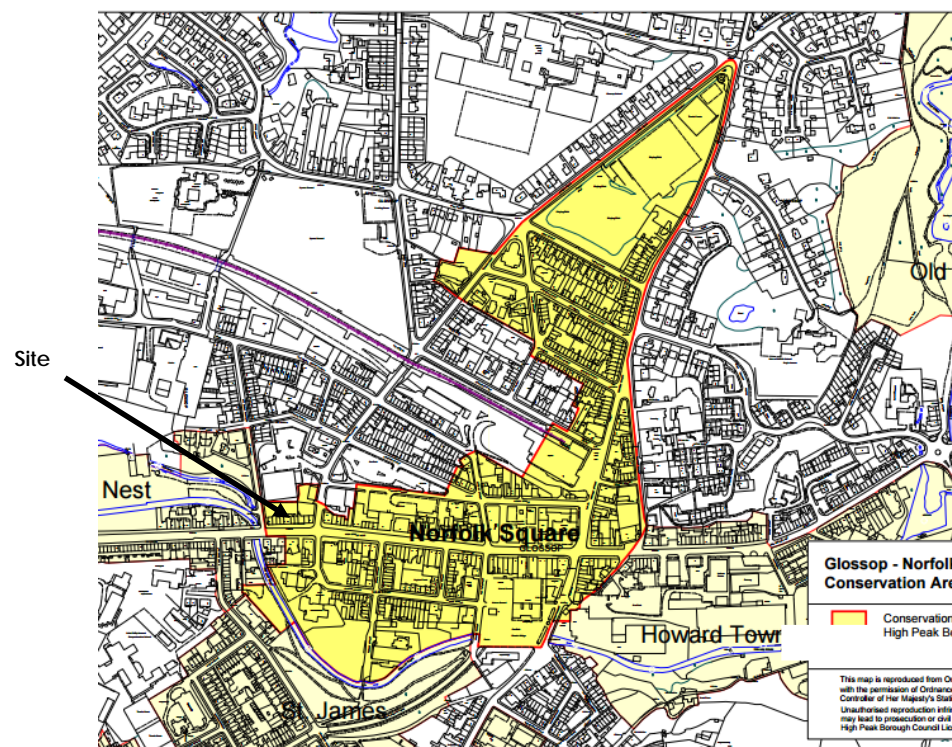
2.2 Planning Review

The Local Planning Authority for the site is High Peak Borough Council. The authority submitted, in 2014, a new Local Plan to the Secretary of State, with a view to adoption in 2015. It is currently, however, still working with saved policies from its previous Local Plan, adopted 2005, and the National Planning Policy Framework (NPPF) 2012.

Both the adopted Local Plan and its imminent successor share a vision for promoting development which adds to the vibrancy of town centres such as Glossop. This theme is also echoed in the adopted Supplementary Planning Document, 'Glossop Design and Placemaking Strategy' (2011) which cites the variety of building uses within urban streets as being key to their success.

Adopted policies which would particularly support the proposed change of use include Policy 27 (TC1) - Town Centres and Policy 31 (TC5) - Small Shops.

As shown on the adjacent map, the site is located within the Norfolk Square Conservation Area. Another most relevant adopted policy thus applies - Policy 20 (BC5) - Conservation Areas and their Settings, as detailed on the next page.



Map showing boundary of Norfolk Square Conservation Area

(Not to scale)

2.3 Conservation Statement

One of the primary purposes of this Design and Access Statement is to evaluate the potential impact the proposal will have upon the fabric and setting of the Norfolk Square Conservation Area.

Norfolk Square itself is the central formal civic space at the heart of Glossop. However, the Conservation Area extends beyond the square to the historic commercial district of the town, in which the proposed site is located.

With specific regard to proposed development in Conservation Areas, the adopted Local Plan states the following:

‘Policy 20 BC5 - CONSERVATION AREAS AND THEIR SETTINGS Within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that: the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area; and important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development’.

The proposed change of use will have no effect upon the external appearance of the building so will not cause any visual ‘harm’ to the setting. Rather, it will bring an unused building back into use and will thus contribute to the long-established character of the area as an historic, attractive and thriving commercial centre.

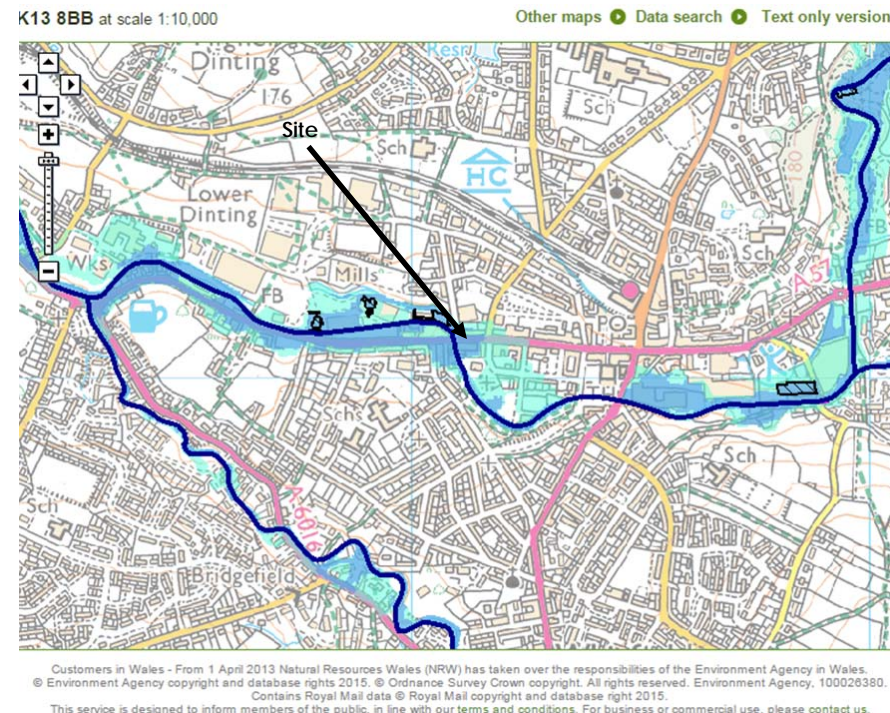


Photograph showing the empty property in its surrounding streetscape

2.4 Flood Risk Assessment

According to the Environment Agency Flood Map, the site (like much of Glossop town centre) is considered to be at risk of flooding from Glossop Brook (Flood Zone 3, 1 in 100 annual risk).

Since the building is pre-existing, and no building works are proposed, this information will have no impact upon the proposal. The consequences of flooding upon a café/restaurant, although disruptive, are likely to be no more significant than they would be upon a shop.



Environment Agency Flood Map

(not to scale)

Design

3.1 Objectives

It is not currently proposed that the exterior of the property be altered in any way. The objectives for the proposal are, then, related to the change of use of the building.

The key objectives of the proposal are:

- To bring an unused shop unit back into viable use;
- To provide a resting place for shoppers, encouraging them to stay longer in the town centre;
- To contribute to the vibrancy of the town centre;
- To harmonise with the existing streetscape.



86 High Street West, currently vacant

3.2 Use

It is proposed that the use of the building be changed from class A1–Shops to A3 - Café/Restaurant.

3.3 Amount

The amount of space to be provided is constrained by the existing size of the building. It is envisaged that small tables, accommodating a total of up to 12 diners is illustrated in the supported drawing 020 A003 Existing And Proposed Plan And Elevation - Indicative Proposed Ground Plan, however the proposed internal design would be determined by the future tenant to meet their use and requirement as a Cafe or Restaurant.

3.4 Scale

No major alterations will be made externally. Signage will remain proportional to that used in the rest of the terrace.



Proposed elevations, as existing

(Not to scale)

3.5 Layout

The internal layout of the proposed new café/restaurant is dictated by the constraints of the existing plan and services.

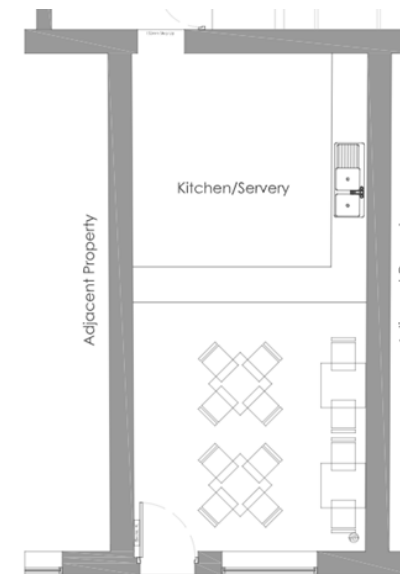
The indicative plan locates the kitchen towards the rear of the property and the dining area towards the front (giving a 1:1 ratio of kitchen to dinning plan), inviting passing trade in and allowing diners to enjoy the views out.

Again, the internal design would be subject the consideration of the future leaseholder and may prefer a different kitchen to dinning ratio.

3.6 Appearance

This application is for 'Change of Use' only and does not make any suggestions to alter the external appearance of the property.

Any future tenant seeking to make adaption's such as signage and ventilation/extraction would be advised by the vendor to seek advice from High Peak Building Control.



Indicative Proposed Ground Plan

(not to scale)

Access

4.1 Transport Links

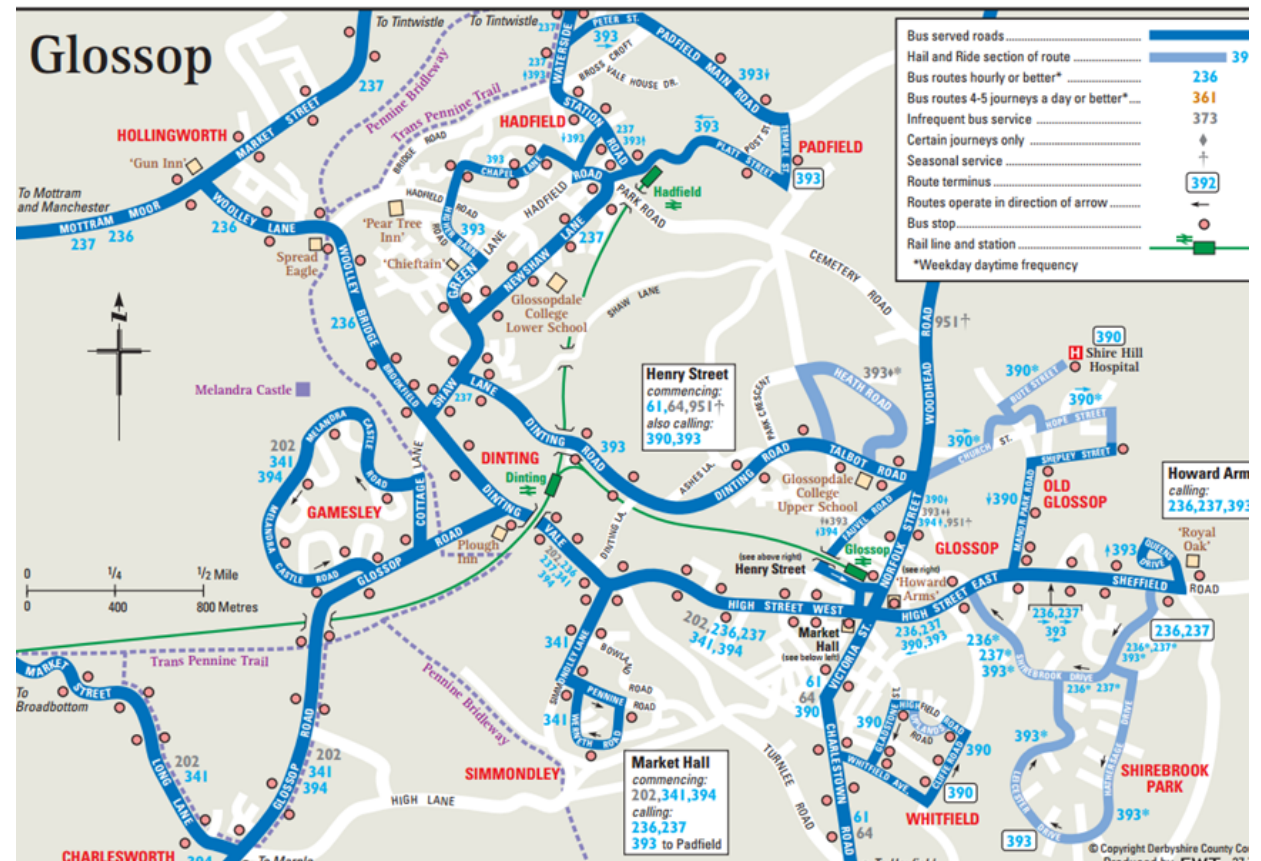
The site is located on the main A57 road through Glossop and, as such, is well served by public transport.

The nearest bus stops are just 50m away and provide frequent services to Hyde, Ashton-under-Lyne and Stockport.

Glossop Railway Station is 400m from the site and provides a regular service to Manchester.

For those that choose to drive including leaseholder and staff, Glossop has several public car parks, the nearest being on Bernard Street and Edward Street, each around 200m from the site.

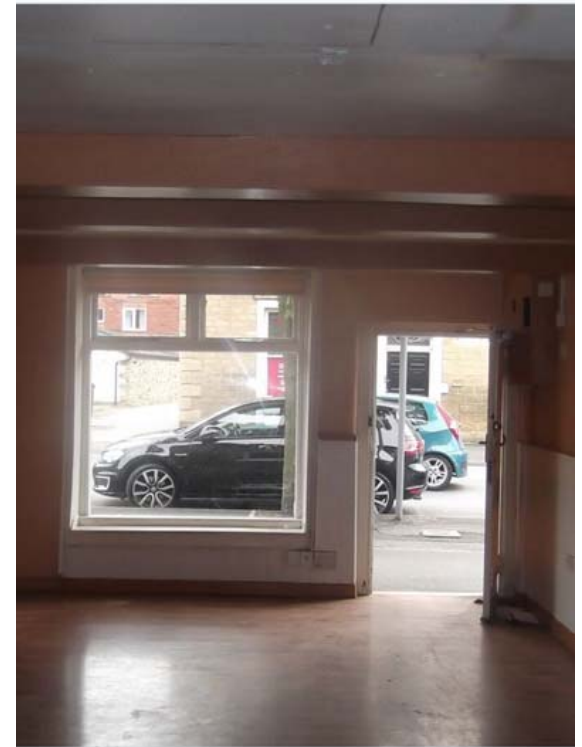
A one hour short stay policy is operated along High Street West to sustain a health balance for visitors and the local business community.



Map showing transport connections

4.2 Accessibility

The property has existing level access from a wide pavement and, as such, is relatively accessible (given the age of the property) for wheelchair users.



Photographs showing existing level access

Conclusion

5.1 Summary and Conclusion

As stated in High Peak Borough Council's document 'Conservation Areas',

'Conservation area status does not rule out the need for new development, which is sometimes necessary to maintain an area's economic and social vitality. Rather, it aims to direct any changes so that the existing historic and architectural character is respected and the new can sit sympathetically alongside the old. It follows that there is a strong presumption in favour of retaining existing buildings wherever possible'.

The proposal to change the use of 86 High Street West from use class A1 to A3 will bring an existing empty building within the Conservation Area back into viable use and will thus contribute to maintaining the area's economic and social vitality.

We trust that the design process and, ultimately, the proposal therefore meet with the aspirations of High Peak Borough Council and will result in the application being offered a recommendation for approval.

If you have any queries, please don't hesitate to get in contact with CM:AC Architectural Design..