



PLANMART ARCHITECTURAL DESIGN CONSULTANTS  
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High Peak B.C.  
Planning Dept,  
Municipal Buildings,  
Glossop. SK13 8AF.

Date: 08/09/2016

#### Design, Access and Heritage Statement

##### Site location:

53A High Street East, Glossop, Sk13 8PN.

The premises is situated within the busy market town of Glossop on the High Street within an easy 5 minute walk of the centre.

##### Proposed development:

The proposal is for a change of use from a disused office space to a café, which will be run by the current proprietors of the building who also run the adjacent Peakdale Lodge.

##### History:

The space in question is the ground floor of a mid-terrace property that was built in the 1800's. The property has been used for commercial purposes from as early as the 1860's where on the 1861 census it is shown as being used by a beer seller, since then it has had various uses with the latest being as follows

1982-2000: Indian Restaurant

2000-2002: Chair shop

2002-Feb 2016: Registrar's office

Feb 2016-present: vacant premises

##### Construction/Materials:

The premises is of traditional coursed grit stone with large windows and doors to the front elevation, none of which will be altered in the change of use. Internally upgrades to the kitchen and finishing will be to Building Control approval.

##### Access:

The property is situated on High Street East (A57) in Glossop which is a main artery road linking Manchester and Sheffield.

The property is easily reached on foot from the centre of Glossop where there are good transport links via bus, train, taxi and ample car-parking facilities.

The pavement outside the property is 3.8metres wide which provides ample pedestrian access and passage.

The proprietor is planning to install an access ramp and steps to provide easier access to those who have mobility issues. See drawings 2697-002

This ramp will comply with Building Regulations and Standards and will not impede on the safe use of the public highway and will assist with access to the proposed Café.



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**Impact:**

There will be no detrimental impact with the change of use.

53A is surrounded by property that is used as Peakdale Lodge and as such is under the same ownership.

The frontage of the building will remain un-altered other than the inclusion of an access ramp.

This statement has been compiled on behalf of Mr Price the applicant for 53A High Street East by Planmart Ltd and all content contained within is accurate to the best knowledge of both the applicant and Planmart Ltd.

Mr J Tole

Ref: 2697