

DESIGN AND ACCESS STATEMENT – 40 PIKES LANE, GLOSSOP, DERBYSHIRE, SK13 8ED

THE SITE

- The property, 40 Pikes Lane, Glossop, Derbyshire SK13 8ED, built circa 1900's is located on the corner of Pikes lane and Princess Street, with the main elevation fronting Pikes Lane, there are 3 Bedrooms, 1 Bathroom, a Kitchen, Dining, Living and Associated Cellars, the planning permission is being requested to convert the property from mixed use into Full Residential.
- The part of the property in question is detailed in the plans attached to the planning permission and is a small portion of the overall floor area is used at a retail premises. **(This will be converted, with NO changes to the floor plan, into an additional living area for the residents (My Daughter, Son in Law and their 2 Children)**
- The business which was trading in the area in question, ceased trading in April 2018 due to changes in the way customers shop, the ever-growing use of online newspapers and decline in Off Licence Sales – with the large Tesco's only an 800m walk away, it was not possible to keep up with their pricing or level of offering.

ACCESS

- Parking provision is more than adequate for the size of the property – with parking for 2 cars in the existing car port, which has direct gated access from Pikes lane, with drop kerb already in place, there is also further parking in the attached garage, should it be required. Pictures provided in the attached schedule.
- Access for the residents of the property will be through either, the main front door as described below, or the side door which is accessed from the carport.
- On Street parking, though available is not expected to be used, due to the parking provisions already in place at the property.

DESIGN

- No exterior or interior changes are to be completed, the existing façade and interior layout will remain as is, with the conversion of the previous shop area converted into a further living area with associated cosmetic internal updates (Paint & Carpets)
- The windows on the façade will remain with the existing window coverings and the door pictured in the schedule will continue to be used as access to the house

HERTAGE STATEMENT

This statement is part of our application to change the use of the property from mixed use to full residential.

1 – The property is located in the St James Conservation area, and sits approximately 800m from the town centre. The property was built circa 1882 and like much of the local area is made from local stone, with a slate roof. As far as our research can see has been in its current condition from that date, throughout its history it has been used as various retailer outlets (1908 was a “beer retailer”) as well as residential and for the past 30 years (approximately) has operated as a local convenience store from a small portion of the whole property area – the closure and change of use will be of no detriment to local residents as there are adequate shopping facilities within an 1000m radius.

2 – This property is in a residential area, comprising similar stone terraces, semi detached residences, it has dual street frontage on both Pikes Lane & Princess Street, The exterior of then property has remained and will remain the same as it has done since the property was constructed, The pikes lane elevation has a double street presence with Two large downstairs windows, two windows upstairs and door in the middle and associated lintels’ and surrounds from the original construction as well as driveway and garaging for the property. The exterior has a half height stone wall with capping, this will remain. The princess street elevation consists of two downstairs windows, with window above. The Side elevation consists of a Kitchen and garage and 3 windows. The rear of the property consists of a rear exit door and window on the ground floor and a window and a smaller frosted window on the first floor.

3 – There are to be no works completed on the outside of this property and internal works will be cosmetic only.

ASSESSMENT TABLE

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<i>Change of use of room into residential from A1 (Shop)</i>	Not Applicable – no material or structural changes.	Not Applicable – no material or structural changes.

To conclude the above statement the change of use will have no effect to the heritage of the surrounding area, as the changes are use only, and all existing features of the properties exterior will remain the same.

SCHEDULE 1



Highlighted in Red Above - Existing Access – No proposed Change – Door and existing façade to remain

Highlighted in Blue – Pictured Commercial Waste and Recycling Bin – Removed – Leaving Clear Vehicular access to Garage and Side Gate.

IMAGE 2



Highlighted In Red Above – Existing Dropped Kerb Running full width of garage and gate
Highlight in Yellow Above – Double Gate Access to drive & Carport – Parking for 2 x Vehicles.

IMAGE 3



Highlighted in Yellow Above – Attached Single Garage, providing further parking for 1 x Vehicle

IMAGE 4



Highlighted in Yellow Above – Princess Street elevation – No proposed changes
Please note Elevation highlighted in Red is not part of the application and forms part of the property next door