

Ref DAS 24 HS
Design and Access Statement
24, Henry Street,
Glossop,
Derbyshire,
SK13 8BW,
August
2022

Design,
Change of use to first floor coffee Shop Ground Floor
Beautician

There is sufficient off street adjacent parking on site there is a large Public car park within 30 metres around the property.

The design was conceived with the inclusion of disabled people to the Ground floor and to the First floor by raising the external paving to the existing door ways .

New rear bin area internal , there is cycle parking opposite on the car park outside the Rail station , both with road level direct access.

The design will not affect the highways as we are using the existing site area .

The external layout will remain the same 11.10m Long x 4.25m Deep and the same ridge heights of 6.75m at the highest point (sloping site on all 4 sides)

All the external finishes will be the same as existing Timber cladding to first floor area , stone to ground floor walls , Slate Roof with Timber windows and Doors UPVC black rain water gutters and fall pipes .

Amount The development is contained within the existing curtleadge.

Layout

Frontage changes as described above ,

There will be visible changes to the to the external of the property

. The building will be located adjacent commercial properties around the Station are in the center of Glossop .

The Appearance will be as existing but using modern in keeping materials to bring the External faded finishes up to a modern every day standard but in keeping with its existing old world charm looks expanding the Business use of this property will meet all its needs to continue serving the public

Appearance all existing finishes will match existing

Access as existing.

There is a bus stop within 50 metres

Rail station with 40 metres

There are plenty of Public car parking spaces adjacent to the existing property parking spaces including disabled space and a loading area

There is adequate additional on street parking nearby close by the development for parking as required .

Demolition, Existing ceiling storey building of roof structure and ceiling

To is read in conjunction with the drawings

HS 24 ,01a,to 05a inclusive.

Planning and Local residence Involvement.

.None to planning at this stage but all existing neighbours have been told These alteration works comply with Design for Access 2(for work within existing properties) all these requirements.

Opening times as per the Planning application.