

DESIGN AND ACCESS STATEMENT – HERITAGE STATEMENT

Location

The property is situated on the east side of the main road between the road and the river, an infill development of the 19th century that initially fronted the A6 Trunk (London) road. The building constructed from stone and brick has been altered considerably over the years.

Address

2A Market Street Whaley Bridge High Peak SK23 7LP

The Area

Whaley bridge has had a regeneration after its initial down fall when the A6 bypass was built and passing trade ended.

Use

The building has been used as a shop and workroom with living accommodation behind and over.

The development of the building

In more recent times the ground floor and basement have been converted into a lockup shop the two being linked together to form one unit.

The first floor has been sealed off from the shop with a lobby and stairs from the front door to the two-bedroom living accommodation.

This work has been piecemeal over the years and there are a number of materials that have been used in this development.

The latest upgrade of the flat has involved the addition of insulation to floors walls and roof, making the building air tight, including double glazed UPVC sash type windows (as most of the other windows in adjacent properties) new front door and a new kitchen and bathroom internally.

Access

The building is built up to the road and has level access to the shop though this has various levels within it. The front door to the flat is directly from the pavement and there is a small hall way in front of the stairs.

From the road the ground falls away considerably to the river where there is ground level access to the basement. The rear half of the flat (the main bedroom) is therefore three stories above the adjacent ground and nearly four stories above the river.

Even though the window from this bedroom opens over a tiled roof this is still two stories up and does not allow safe egress from the building or a safe place from which to be rescued. In a situation where the main stairs are not accessible people could be trapped in the bedroom.

The Proposal

This application is for an external escape stair from the bedroom to the ground in the rear yard, it is proposed to provide a galvanized steel stair to be painted black which will wrap around the rear of the building giving a safe means of escape. The stairs will be of a bolt together construction, mainly self-supporting and will therefore have little if any impact on the integrity of the building structure without having any effects on the historic features of the existing building construction. As part of this work a new path will be formed from the stairs to the existing stone stairs to the rear of the property and to the basement door, the remaining grounds landscaped thus tidying up this rear area.

Final Statement

Most of the properties in this row are commercial and have been maintained in a haphazard way as required and show the way maintenance and materials have changed over the years. There is now a safety requirement for this building (which has become apparent when an incident prevented the tenants from using the only access door to the front) and being three stories, an escape stair is required for safe occupation.

The choice of a bolt together steel stairs reflects the commercial nature of the building but it is also a none invasive development that preserves the heritage of the building.

It is therefore an appropriate development for this site.



Elevation to Main Road



Side Elevation showing steps to yard



Side showing three story rear section and escape window