

Planning, Design, Access and Heritage Statement

1032 - 88 High Street West, Glossop. SK13 8BB

The Proposal & Design Considerations

The application reference planning portal PP11701528v1NXQ applies to extend on the rear over two stories and change the use of the first floor to a self-contained flat, with the ground floor remaining as a physiotherapy clinic.

Heritage Statement

88 High Street West, lies within the Norfolk Square Conservation Area and is close to the following listed building:

1. Formerly Methodist Chapel and Sunday School
2. Wains, Arundel Street (west side)
3. The Oakwood 67 High Street West

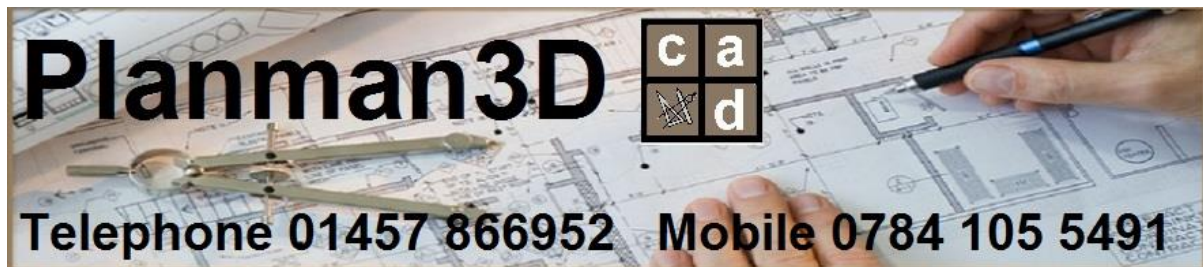


 27 Spring Rise, Simmondley, Glossop. SK13 6US

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enquiries@planman3d.co.uk



88 High Street West was originally a domestic house and became a painters property in 1900 owned by Thomas Dutton.

In 1975 the property was purchased by Dr Parikh, when it was converted into a GP surgery.

In 1996 L Herrington and C Lee purchased the property and changed its use to a Physiotherapy & Sports Injury Clinic. At some point after that Mr C Lee became the sole owner until 2001 when it was purchased by the applicant, who maintains its use as a Physiotherapy Clinic.

The property was fitted with new windows and external doors in 2001, which remain in place today.

Design Statement

The proposal mainly affects the rear of the property, with a two storey extension, similar to the one approved in 2008 for 90 92, High Street West, reference HPK/2008/0298. The proposed extension will be built in matching materials to the existing extension to 90 92 High Street West.

In addition, it is proposed to remove the chimneys that are leaking, with the agreement of the adjoining property. The first floor window to the front, will need to be changed in order to provide emergency escape, to comply with fire regulations. This is proposed to be done with a sash style UPVC window, in order to maintain the character of the area.

The client is keen to provide green energy to the property and solar panels are proposed top the front and rear of the building.

All details are on the A3 drawing 1032 Planning Submission.pdf which is attached to the planning application.