

DESIGN AND ACCESS STATEMENTS

Site Address:	1 Station Road, Hadfield, Glossop SK13 1BQ
Applicant: Mr P Cheung 1 Station Road Hadfield Glossop SK13 1BQ Tele: 07979 697317	Agent: Mr Alan Dearden A P Design Architects 4 Kinder View New Mills High Peak SK22 4DB Tele: 077814 612970 E-Mail: alan@apdarchitects.co.uk

Use

The property was purchased in 1975 by the client's family and opened as a chip shop and takeaway. The family lived on the premises upstairs.

The ground floor lounge, kitchen dining area was used for customer dining until 1982. Since that time the area has been used as a lounge/dining area for residential staff. As the area in question and the first-floor accommodation above is rarely used a decision has been taken by the client to separate the area to create a separate one-bedroom dwelling which also includes the existing cellar below.

Amount

The proposals will create a separate one-bedroom dwelling with kitchen and bathroom facilities. The remainder of the property will still have three bedrooms and a bathroom. Residential staff will continue to use the existing kitchen facilities if required.

Layout

As per drawings 01 and 02.

Scale

The scale of the property will remain as existing with no external alterations required or envisaged.

Landscaping

No landscaping works are possible or envisaged.

Appearance

The appearance of the property will remain unchanged from the outside.

Access

There is currently no site parking and staff, if required, have roadside parking available adjacent to the public house on Bankbottom.

There is also a free carpark a short distance up Station Road. There are also several bus stops nearby on Station Road and Hadfield Railway Station is within walking distance. Bicycles can be stored securely to the rear of the chip shop if required.

There are existing shopping facilities within walking distance which includes a Tesco Express on Station Road. There are also other retail facilities on Station Road and adjacent streets.

22nd February 2023