

## DESIGN AND ACCESS STATEMENT

### LAND AT CHARLESTOWN WORKS GLOSSOP

#### CHANGE OF USE FROM OFFICES TO APARTMENT HPK/2022/0474

The site the former Kingspan Works at Charlestown Road Glossop is approximately 5 miles south of the Glossop town centre. The existing buildings have now demolished as part of the approved planning application HPK/2016/0520



Site Location Plan

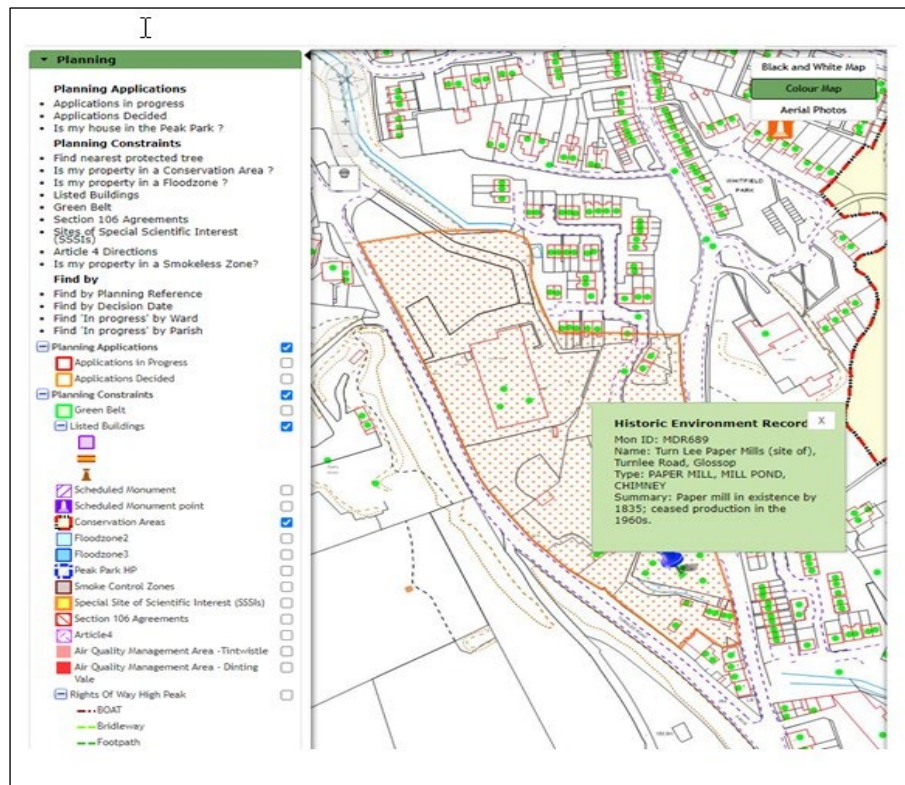
The site currently has a planning approval for two office blocks. The foundations for the office block are already constructed on site the intention is to use the same footprint for the new apartments of a similar design and materials to the three storey offices with a flat parapet roof to match the existing building adjacent converted to apartments (planning approval HPK/2016/0520).



Site Plan

Access to the new apartment will be as already approved under planning application JPK/2016/520 onto Charlestown Road with a private parking court of 40 parking spaces serving the 24 Apartments, 5 are reserved for disabled, 4 electric charging points and a provision of 24 secured cycle spaces along with 2 communal bin storages areas. The site has good access links by public transport to Glossop and a Transport Assessment has been submitted with the application.

There are no Heritage Assets on or near the site (refer to the attached map) and all existing buildings related to the Old Paper Mills have already been demolished therefore a detailed Heritage Statement will not be required for this application.



A new detailed Landscaping Scheme and existing Abor cultural Survey for the site has been submitted as part of the application prepared by Rosetta Landscape Consultants.

Due to the current economic climate and working from home the offices are no longer viable in today's market, apartments can provide accommodation to encourage working from home and regenerate the area, rather than have empty office space.

The site is in a sustainable location for walking, cycling, public transport, shops, and services. The use of sustainable materials and building fabric to Part L of the Building Regulations.