

DESIGN AND ACCESS STATEMENT

**Proposed change of use of existing public house to dwelling (1 No. total)
at 1 Spinners Arms Marsden Street, Hadfield Glossop**

Application No: HPK/2022/0294 & HPK/2022/0287 (LB)

Dated: August 2022

DESIGN

The application is for conversion of public house to 1 No. dwellings. There is a part demolish required to the building which is in a poor structural state and is recommended for removal

The proposal consists of internal works (namely studwork) to form 2 No. separate dwellings.

The existing which was added to the rear will be demolished back to the original stone walls. This will form rear gardens and off road parking. Wherever possible my client will be restoring the building to that of its original state. The extension will be demolished leaving the side boundary wall insitu. Both the slate and stone roofs will be re-roofed using the existing materials. To the rear of the property the windows will be replaced with sash windows to match those to the front elevation.

ACCESS

Ground floor access will be separated for the dwelling. The existing front door will be retained for use.

1 Additional car parking space will be created (self contained) and there are existing parking provisions to the front which previously served the public house.

The building work and operations will be carried out to the requirements of the CDM Regulations. In addition the building work operations will be carried out within a fenced & secured boundary enclosure & within agreed normal industry working hours, 8:30am – 17:00pm Monday – Friday and 9:00am – 12:00noon Saturdays.