

*Interior & Exterior Alterations to an Existing Retail Unit with
Apartment Above in the Glossop Wren Nest Conservation Area*

119 High Street West, Glossop, SK13 8BB

Design & Access Statement



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1.0 Introduction

1.1 Overview

The key purpose of this Design and Access Statement is to set out the intentions for the proposed alterations to the retail unit with apartment above at 119 High Street West, Glossop, SK13 8BB which is situated in the Glossop Wren Nest Conservation Area.

This report should be read in conjunction with all drawings and documentation submitted as part of the planning application.

The building is currently unoccupied but previously accommodated a takeaway unit on the ground floor and a two-bedroom residential unit above, which are connected by an open staircase. The proposal aims to divide the ground floor unit into two separate retail units, offering a takeaway unit to the front of the property and a separate retail unit to the rear. The proposal also aims to provide the residential unit with its own entrance, allowing it to be a stand-alone unit. Proposed exterior alterations facilitate the interior alterations which include the addition or replacement of multiple doors and windows.

2.0 Assessment of the site's history

Glossop High Street West has a rich history that reflects the town's development from a small rural village to a bustling industrial town.

Early History

- Glossop's roots can be traced back to the medieval period, but it was during the late 18th and early 19th centuries that Glossop, including High Street West, began to see significant development.
- Initially, Glossop was primarily an agricultural community. High Street West would have been a modest road, serving local farmers and small businesses.

Industrial Revolution

- The Industrial Revolution in the late 18th and early 19th centuries dramatically transformed Glossop. The establishment of cotton mills turned Glossop into a thriving mill town.
- High Street West evolved as a key thoroughfare in Glossop, with new buildings constructed to accommodate the growing population and the influx of workers employed in the mills.
- The street became a commercial hub, with shops, inns, and services catering to the needs of the townspeople and mill workers. Many of these establishments were built in the Victorian style.

19th Century and Victorian Era

- Significant buildings from this period include the Norfolk Arms Hotel, which dates to the early 19th century. Many of the buildings along High Street West were constructed during this time, showcasing Victorian architectural styles.

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- The street also saw the establishment of public amenities such as schools, churches, and banks, further cementing its importance as the commercial and social heart of Glossop.

20th Century Developments

- The decline of the cotton industry in the 20th century brought economic challenges to Glossop. However, High Street West remained a central part of the town, adapting to the changes with new businesses and services.
- In the later part of the century, there were efforts to preserve the historical buildings and the character of the High Street. This included restoration projects and the designation of conservation areas to protect the architectural heritage.

Modern Era

- Today, High Street West continues to be a vibrant part of Glossop, blending rich history with modern amenities. The street hosts a variety of shops, cafes, and restaurants, attracting both locals and visitors.
- The street often serves as a venue for community events and markets, reflecting its ongoing role as a focal point for town life.

119 High Street West

- 119 High Street West follows the typical Victorian style and two-storey height that is consistent along High Street West.
- The building was previously occupied by take-away business Tung Fong but is now currently unoccupied.
- The property has had multiple alterations over time, including the installation of a kitchen extraction system in 2005 and a replacement shop front and replacement windows to the front & side elevations in 2012. More significantly, planning permission was granted in 2014 for a first-floor rear extension to increase the size of and separate the residential unit, but the extension was never built.
- This new application proposes alterations to the interior and exterior of the building which will facilitate the division of the ground floor from one retail unit into two and to turn the residential unit above into a standalone unit.

3.0 Design Statement

3.1 Use

The ground floor will be divided from one unit (a currently unoccupied takeaway shop with store, kitchen and WC) into two separate units. The proposal includes a takeaway unit with store and WC at the front and a separate retail unit with WC at the rear. The separate rear retail unit requires an additional entrance door which will be placed in an existing 'blocked-up' opening on the front elevation.



Existing 'blocked-up' opening – location of proposed entrance on front elevation.

The existing residential unit on the first and second floor is currently accessed through the takeaway unit below. The proposal aims to provide a separate entrance for the residential unit above, allowing the unit to become a separate stand-alone unit. This separate entrance involves the addition of a new door in a new opening on the rear elevation of the property.

The interior alterations include a new enclosed staircase leading from the proposed ground floor entrance to the floors above.

The first-floor changes include the addition of a kitchen with new window in new opening on the side elevation and new bathroom to the rear of the property which involves replacing the existing window on the rear of the property with a new frosted glass window.

The changes to the second floor are the enclosed staircase and Velux rooflight above.

3.2 Key Design Drivers

Due to the site lying within the Glossop Wren Nest Conservation Area, the project aims to respect the sensitive location.

- The proposal aims to make use of existing or previous openings where possible.
- The proposed materials will match the existing, with light grey timber doors and windows and the front and side elevations and white UPVC on the rear.
- The location and size of the proposed windows and door openings will suit the existing stone / brick coursing.
- Existing architectural features will be replicated where possible, for example the use of stone heads and sills to openings.

The development will create a new retail shop unit with WC, creating new space for a business to expand or start up. The separated residential unit will provide sustainable accommodation in a central location, close to shops, cafes and public transport routes.

4.0 Access Statement

The existing retail and residential units share one front and one rear entrance. The proposal requires two new access points, one on the front elevation in an existing 'blocked-up' opening for the retail unit and one on the rear elevation for the residential unit. Each proposed unit will therefore have its own entry and exit points:

- Retail unit 1 (front) uses one existing doorway on the front elevation.
- Retail unit 2 (rear) will have one new doorway in the previously existing opening on the front elevation and will use the existing doorway on the rear elevation.
- The residential unit requires one new doorway in a new opening on the rear elevation.

6.0 Concluding Statement

This design and access statement has been written in support of a planning application for interior and exterior alterations to an existing retail unit with residential unit above in the Glossop Wren Nest Conservation Area. The statement clearly demonstrates the steps required by Section 42 of the Act in that: The context of the site has been considered and documented and includes an accessibility statement.

The design of the proposals has been justified in terms of the use, layout, appearance, and access arrangements.

The design of the proposal responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

- The provision of an additional retail unit is an exciting opportunity for a local business to expand or start up.
- Preserving the character of the area.
- The provision of a sustainable accommodation unit in a central location, close to shops, cafes and public transport routes.

In conclusion, it is considered that the proposal meets the requirements of National, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.