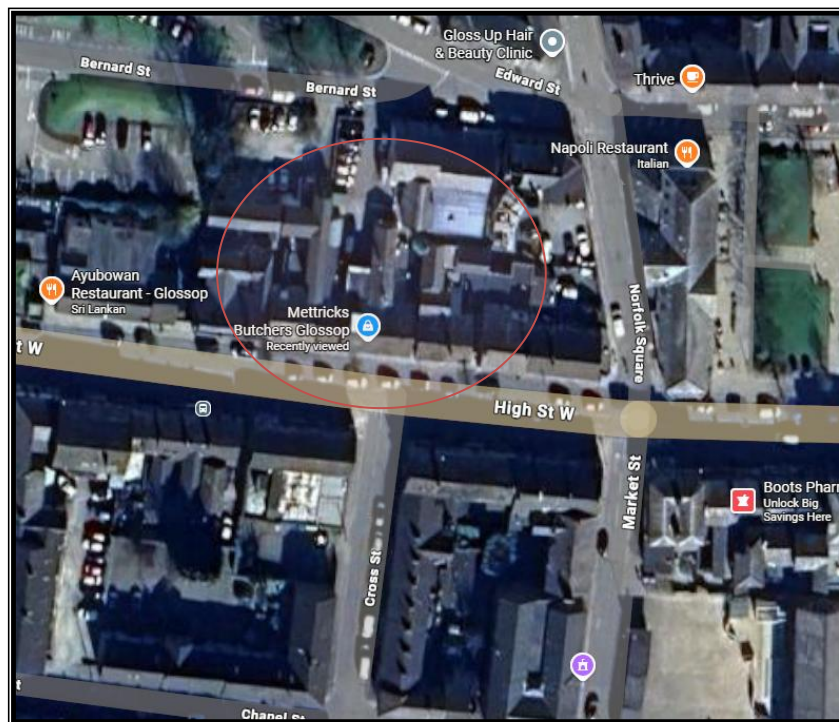


Design and Access Statement

December 2025

Removal of existing rear elevation single storey cold store and new rear two storey extension and associated external works at

20–22 High Street West, Glossop, SK13 8BH



Aerial view showing location

- **Applicant**
Mr John Mettric
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Removal of existing rear elevation single storey cold store and new rear two storey extension and associated external works
- **Location**
20–22 High Street West, Glossop, SK13 8BH
- **Agent**
Simon Jones BSc (Hons), MRICS
SJ Design Limited (Chartered Building Surveyors)
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE

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1.00 Background and Introduction

20–22 High Street West is located within the Norfolk Square Conservation Area, which includes Glossop's historic commercial core characterised by natural stone buildings, slate roofs and a traditional town centre grain.

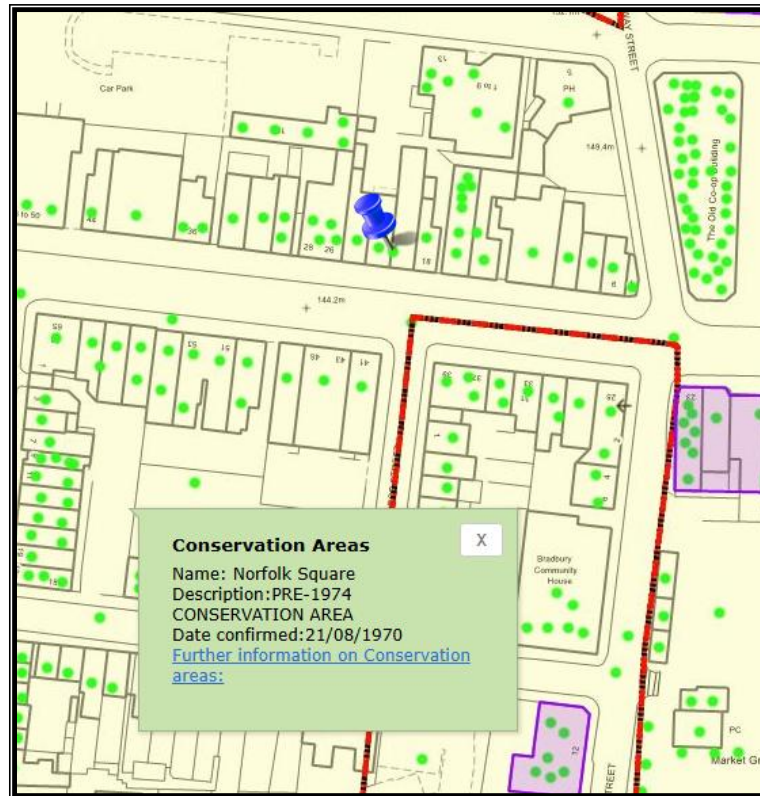


Figure 1: Local Plan Extract

2.00 The Proposal

This application seeks to remove the existing rear elevation single storey cold store and construct a new rear two storey extension and associated external works

3.00 Design

The cold store to be removed is a modern, utilitarian structure with metal profile sheet roofing and plastic sheet walling. It does not contribute positively to the character or appearance of the conservation area.

The proposed two storey extension will be constructed with natural stone walls and a blue slate roof that will match existing materials.

The new windows will be painted timber framed.

4.00 Access

Vehicular access is provided to the property via the existing access off Bernard Street to the rear.

A minimum of 4 parking spaces are provided for the property.

Glossop is well served by train and bus services.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

5.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Sunlight and Daylight

The property is not significantly over shaded by other buildings or trees.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

No known archaeological features exist on site.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals..

Arboricultural

No trees will be adversely affected by the development.

6.00 Conclusions

It is clear from the foregoing that the proposed development would constitute sustainable development as identified in the National Planning Policy Framework satisfying the 3 dimensions - social; economic and environmental and complies with policies set out in the Adopted High Peak Local Plan (April 2016) and we respectfully request that The Authority approves this application.