

HERITAGE / DESIGN AND ACCESS STATEMENT

66, 68 High St W, Glossop SK13 8BH



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Summary

Design Statement

Introduction

This Design and Access Statement has been prepared by SLH Home Design Ltd to support a Full Planning Application at 66,68 High Street West, Glossop, SK13 8BH. The proposal is for a conversion of a commercial property into 7 self contained holiday air b and b lettings.

The requirement for the Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development. As such, we recognise the need for the preparation of this statement to set out in a clear and concise manner; Spatial Context, Design and Access.

This Statement is intended as a positive tool for High Peak Borough Council and all other relevant third parties.

Application for Planning permission

The building operates as a plumbers merchants, with the ground floor consisting of typical plumbing layouts with mock bathrooms and tiled stud walls.

The property consists of 66 and 68 which have been knocked through in the past to create one property.

There is a single storey workshop and a small yard to the rear.

Planning Application drawings and supporting technical reports

This Design and Access Statement is to be read in conjunction with the submitted Heritage Statement and the following drawings prepared by SLH Home Design LTD:

- A001 Location Plan
- A002 Existing Site Plan
- A003 Proposed Site Plan
- A301 Existing Plans
- A392 Existing Elevations
- A401 Proposed Plans
- A402 Proposed Elevations
- Planning Statement

Character

66, 68 High St West is situated within the Norfolk Square Conservation Area. The majority of buildings within the conservation area are of a vernacular style; their contribution to the character of the area is subtle in that it is found in the use of a limited material palette, repetition of simplistic detailing or in the decorative embellishments on a small number of significant buildings.

The predominant construction materials used include stone and brick walls and detailing, with Welsh slate roofs. Architecturally, the area is characterised by modest buildings, and their attractiveness lies in their simple stone or brickwork detailing.

Windows and doors are important features as these also help to characterise the architectural style of the conservation area. Window and door styles vary from building to building, but if the original styles are not retained, the character of the conservation area will be seriously eroded. In spite of the variety of building types, a feeling of unity exists in the use of materials and design details.



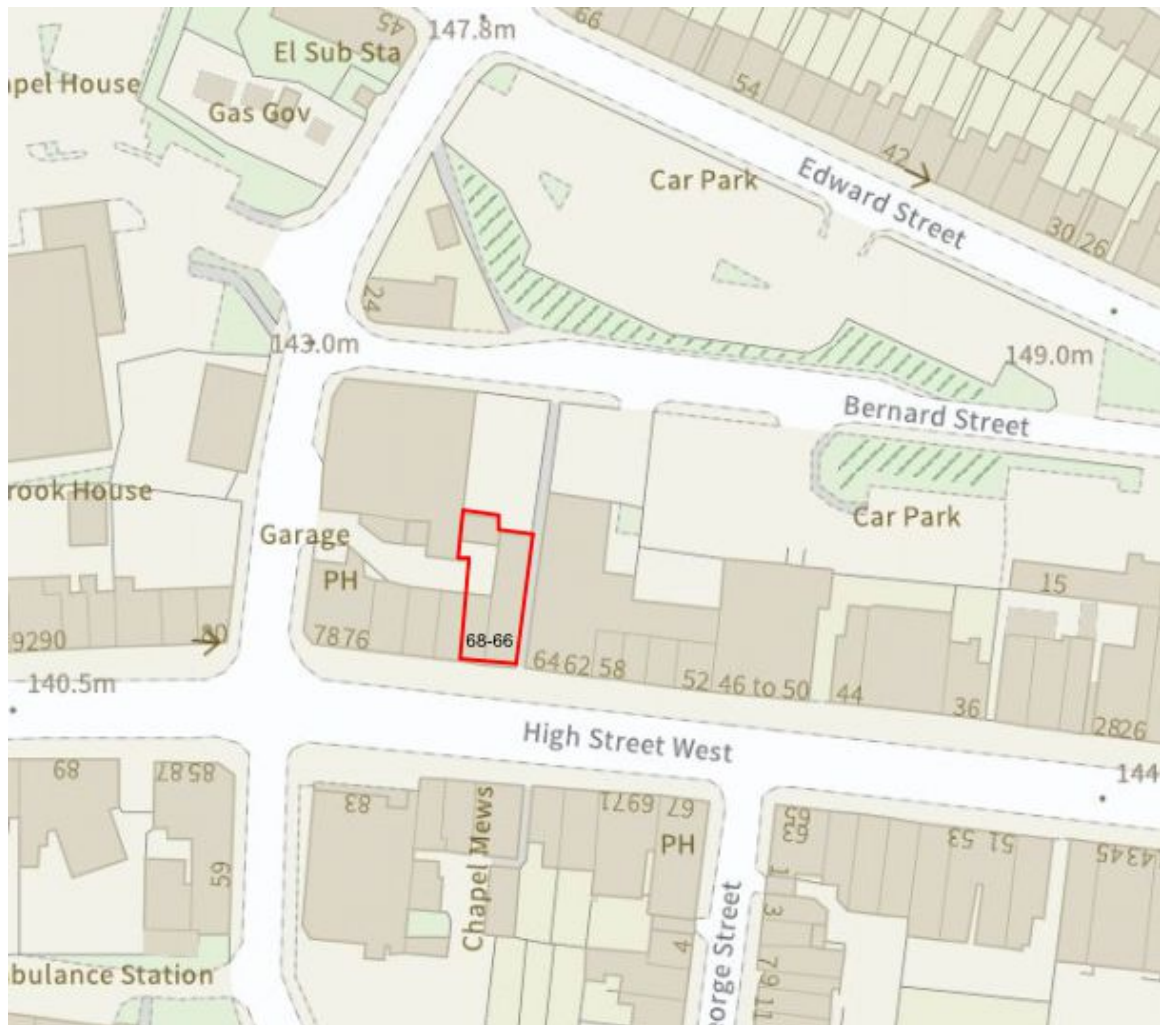
- View along High St W, Glossop SK13 8BH.



- View from Bernard Street (Rear of property)

Application site

The application site extends to 242 m² (or 0.024 ha) in area.



- Application boundary shown red.

The Proposal

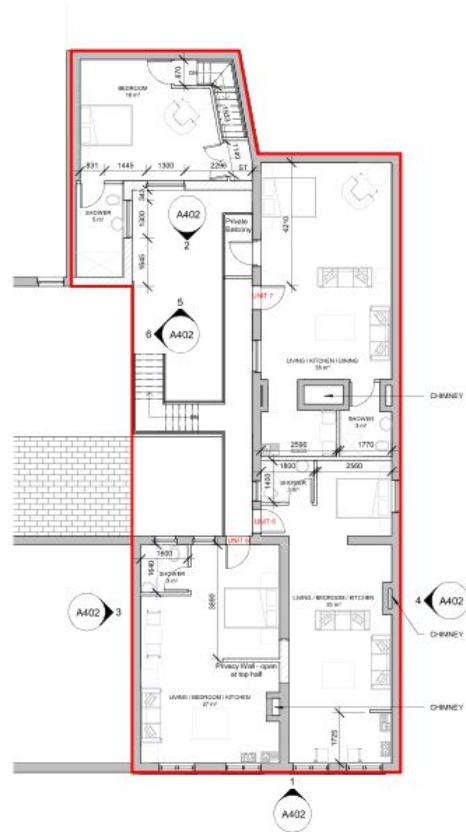
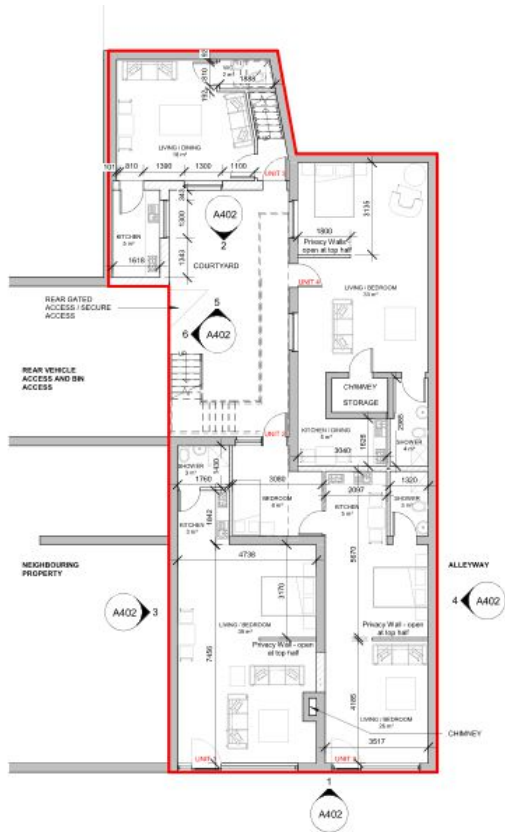
Use and Content

This application seeks consent for the conversion of the Joe Barber Plumber Merchants into 7 Self Contained Air B and B holiday lettings. There will be a 2 storey extension to the rear where the existing workshop is, there will be a single storey ontop for the existing workshop and a two storey infilling between the workshop and boundary wall.

An external metal staircase will provide access to the upper floor units and also for bin collections.

Layout and Form

The proposals is for 7 self contained holiday lettings, distributed over 2 floors.



Height, Scale & Mass

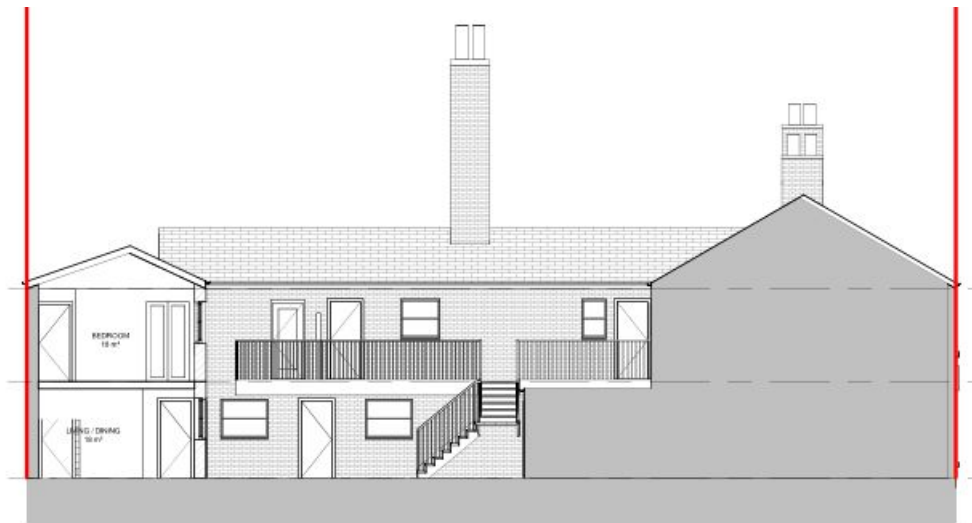
The proposals do not include for any built alterations to the external envelope of the main building. There will be a two storey extension above the workshop which will be circa 5.2m to eaves – this will be in line with the existing eaves height of the building we proposed to adjoin.

External Appearance & Materials

The proposals includes for some privacy hatching / light shading to bottom halves of shopfront windows – existing windows to be upgraded to thermally efficient double glazed windows.



- Proposed Front elevation.



- **Proposed Rear elevation.**



- **Proposed Extension Elevations**

Access Statement

Pedestrian Access

The proposals includes for 7 new units all needing individual access. 2 Units will be accessed via High Street West at ground floor level. 5 Units will be accessed via the rear, which is accessed via Arundel Street. There will 3 units to the rear with ground floor access, and 3 with first floor access. First floor access will be via a Part K/M/B compliant external stair.

Conclusion

Within this proposal, we demonstrate compliance with planning and conservation policies, with most of the works being renovation works, and the extension being sustainable as possible with locally sourced builders and materials, we believe the application should be approved.