

**Design and Access Statement  
and  
Planning Statement**

as part of the

**Application for Planning Approval**

for a

**New Shopfront**

to

**58 High Street West  
Glossop**

for

**Atmore Properties Plc**

## 1.0 Introduction

- 1.1 This design and access statement is a fundamental part of the full planning application for the installation of a new shopfront to 58 High Street West, Glossop. This, currently, vacant shop is to be refurbished including removal of all existing shop fittings and partitioning, building repairs, including new roof tiles, redecorated internally and externally and a new shop front.
- 1.2 This Statement follows the guidelines set out in Circular 01/09 '*Guidance on Changes to the Development Control System*' and CABI's '*Design and Access Statements how to read, write and use them*'. In accordance with the recommendations of these documents, the remainder of this report is set out as follows:
- § **Section 2: The site** – Location of the site
- § **Section 3: Use** - What buildings and spaces will be used for.
- § **Section 4: Amount** - How much will be built on site.
- § **Section 5: Layout** - How the buildings and public spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- § **Section 6: Scale** - How big the buildings are going to be in terms of height, width and length.
- 1.3 The statement continues with: -
- **Section 7: Planning Statement** – Description and context of the proposal
  - **Section 8: The Proposals** – Design rationale for the application design
  - **Section 9: Supporting Documents** – Letter from the Applicants Letting Agent

# Design and Access Statement – 58 High Street West, Glossop

## 2.0 The Site

- 2.1 The application site is the shop located at 58 High Street West, Glossop which towards the west within the Norfolk Square, Conservation Area.
- 2.2 The shop is one of five shop-units within one building constructed during the 1960/70s. There are four smaller shop units at nos. 52 to 58 and one large unit 60-64 High Street West.
- 2.3 58 High Street West is not a Listed Building and has little historical and no architectural merit.
- 2.4 The Applicant is Atmore Properties Plc who are the freeholders and landlords of both 58 and 60-64 High Street West.



### 3.0 The Use

- 3.1 The building is a two-storey retail shop. It is currently unoccupied following vacation by the previous long-standing tenant - W Yoemans (Chesterfield) Limited.
- 3.2 This application is for the renewal of the shopfront following refurbishment of the building.



### 4.0 Amount

- 4.1 58 High Street West is a small shop as defined under planning policy / guidance. The gross internal area of the unit before and after the development is:-

Ground Floor	63.69sqm
First floor	31.16sqm
Total Floor Area	<b>94.85sqm</b>

### 5.0 Layout

- 5.1 The Layout of the shop will remain unaltered – customer access at ground floor from the front on High Street West and delivery / service access from the rear at first floor.

### 6.0 Scale

- 6.1 The scale of the building remains unaltered by the development. However the proportions of the elevational treatment are improved relative to the size and height of the shop front and the size and height of the defined space for a future tenants signboard.

## 7.0 Planning Statement

### 7.1 The Existing Shop front and its setting

7.2 The current shop front was specifically designed and installed by the previous tenant to be appropriate for their style of operation and the products sold in the shop. The existing entrance door is off-centre in plan, recessed and with an angled shop window to the right. Accordingly it is proving difficult to relet the shop, as prospective new tenants require the frontage to be more open less cluttered and are not prepared to pay the cost of making changes.



7.3 The building is brick faced above ground floor with contrasting piers marking the party walls extend from ground to eaves. There are raised cill, timber windows at first floor. The eaves, gutterboards and bargeboards are painted timber, rainwater goods are upvc black gutters and white rainwater pipe.



7.3 Currently the signboard is disproportionate in size to the shopfront and below the signboard is the painted metal box of a full width roller shutter. The existing height to the underside of the shutter box is 2metres and to the soffit and ceiling immediately inside the shop is 2.1metres.

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7.4 To the left of the shop is the larger unit that, until recently, was occupied by Ethel Austin Limited until their failure. The applicant had to refurbish this unit in a similar way to give the unit the greatest opportunity for re-letting. This has been successful and established Pound Stretcher, a regional store chain, in the town.

7.5 To the right at no. 56 High Street West is the branch of Bargain Booze - a national chain.

### **7.6 Planning Policy**

7.7 Clearly the High Peak Borough Council is very keen to protect and enhance the character of the town centre and in particular that of the Norfolk Square Conservation Area. The authority is also keen to promote appropriate design of shopfronts. To these ends there are in place the "Saved Local Plan Policies" confirming the conservation areas and policies to protect the character of the town centre and including policies under Section 5 "Town Centres and Retailing" as reinforced by section 6 of the "Joint Core Strategy – Draft Plan". The Council has published the guidance notes "A Design Guide for Shop Fronts" and "A Design Guide for Signs"

7.8 The Council also has the Glossopdale THI grant support scheme. The aim of the grant is to allow owners or occupiers of historic buildings to improve and enhance their shop fronts, windows, doors and signage in a traditional and sympathetic manner, either through repair of existing traditional features or reinstatement of historic architectural details.

7.9 Consultation with the local Planning Officer, L. Pleasant and Conservation Officer, J. Brooks discussed the potential redesign of the shopfront to 58 High Street West and the above policies and guidance were highlighted in that discussion. Following the submission of an initial sketch proposal to the above two officers, they made it clear that the proposal as shown would not be supported.

7.10 This Application has a revised proposal addressing some of the issues raised by the officers and reflecting appropriateness of design and the commercial aspects of maintaining the vitality and variety of retail units in the town centre in the current economic market.

### **7.11 The Design Proposals**

7.12 The new shop front for this unit has been designed to be appropriate to the building, which contains the shop. The building is a terrace of five shop units built in the 1960/70s with a simple architectural aesthetic. The building is two storey which is visually subdivided horizontally by shop fronts at ground level with facing brick at first floor level. The shop fronts visually step up as the ground level rises to the town centre. The building is divided vertically by three and two brick wide projecting piers at party wall positions. To the four smaller shops there are full width, high level windows. To the larger end unit (60-64) there is a blank brick gable to the first floor.

7.13 The current Shop Sign is large in proportion to the width of the shop and the height of the shop window opening, This is accentuated with the steel roller shutter box below the sign.

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- 7.14 The proposed new shopfront reduces the depth of the signboard and removes the roller shutter. (Allowance is to be made internally to the shop should a new tenant require this.) This has allowed a more appropriate height, scale and proportion of shop window to be created. Approximately 2400mm high overall. By positioning the door to the right, direct level access can be provided into the shop from the back of pavement, as the adjacent paving slopes down to the left. This door position also allows views through the shop window to be maximised - views of any window display, the shop interior and of the goods on sale.
- 7.15 The application drawings show a low stall riser below the cill with vertical tiling in the interest of providing a visual grounding to the façade. There is approximately a 75mm cross-fall over the width of the shopfront (sloping down from right to left). The stall riser absorbs this fall and echoes the detail of 60-64 High Street West, ie visually reducing from left to right from 225mm to 150mm. This also provides context and continuity. Accordingly, allowing for the cill framing to the shop window the glass line of the door is to line through with that of the shop window.
- 7.16 The shop window is a single pane again in context and proportion to relate to the adjoining shop. Clearly the aesthetic of shopfront to no. 56 High Street West is a corporate identity which would be inappropriate to relate to.
- 7.17 The applicant, the letting agent and ourselves have considerable experience in refurbishing retail units for re-letting to regional and national organisations. In every case the potential tenants prefer not to have recessed entrance doors. Their main reason is one of attracting unacceptable anti-social behaviour when closed, which then necessitate installation of an external roller shutter. In this case we have also the configuration of the shop which has a stairway internally to the right of the unit precluding the use of a recessed doorway. Context is also relevant as all the three adjoining shops in the building to the right have flush façade. The larger unit to the left, which has a large footfall, has a recessed doorway.
- 7.18 The proposed entrance door is a single pane glazed door with substantial bottom rail containing a letterplate. The door will be self closing and will give a clear opening of 900mm, with handle rising from 850mm above floor level - both in excess of that required under the CSDP Act 1970 and the DD Act.
- 7.19 The proposed material for the shop front is large section colour powder coated aluminium framing and door with a semi matt finish. This is also in context with the majority of the units in the building providing a consistency and context.
- 7.20 Accordingly this application provides for a new shopfront in an ordinary building with discreet appropriateness, character and context. It relates to the building in which it sits and to the adjoining shops. It is a major improvement to the existing and the proportional balance of the building. It is one that does not try to compete with the traditional shopfronts to the Listed and Historic buildings of the High Street, but can sit quietly nearby and opposite. It will help provide variety and vitality in the High Street for new tenants to maintain or establish a retail business, where several shops are now empty. This approach has been successful in attracting new tenants to 60-64 High Street West in Glossop and also in re-letting empty shops in Huddersfield, Bangor, Flint, Bishop Auckland, Ambleside and other town centre sites and conservation areas.
- 7.21 The Shop Sign will be the subject of a separate application by the new tenant. This application includes a base board defining the limit of the size of the new sign
- 7.22 There follows a letter from the letting agents Legat Owen of Chester.



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Gordon Almond  
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Date: 25<sup>th</sup> November 2011  
Our Ref: OLE/CJ/5  
Your Ref:  
E Mail: [llyr@legatowen.co.uk](mailto:llyr@legatowen.co.uk)  
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Dear Gordon,

## **GLOSSOP – 58 HIGH STREET WEST – SHOP FRONT**

I refer to our recent conversation regarding the above.

As you know, I'm marketing this property by way of a new lease on behalf of the landlords, Atmore Properties PLC.

I'm a Chartered Surveyor based in Chester, involved in the letting and selling of retail property across the North West, North East and North Wales. We are currently marketing in excess of 130 retail properties, which are a mix of shopping centres and high street instructions. In Glossop, I've recently been involved in the letting of the adjoining property, 62-64 High Street West to Poundstrecher.

There are currently some 8 retail units available/empty within the prime retailing area of High Street West in Glossop. This figure does not include the proposed Howard Town Mill shopping centre which will introduce some 11 new retail units to the town and any other units which are temporarily occupied until a long term tenant is found.

In order to be successful with the letting of 58 High Street West and securing a quality tenant, the presentation of the property is crucial. One of the most important elements of the presentation is the shop front and whether it suits modern retailers requirements.

Modern, good quality retailers require full height, glazed shop fronts which allows them flexibility on signage, adequate space for dressing the window space and also allowing adequate natural light into the unit, which is an important factor in creating an energy efficient environment. Stall risers are now deemed unhelpful and restrictive and in my view will prove a hurdle in attracting a suitable tenant. Equally, recess doorways are to be avoided since they provide a quiet corner for unsociable behaviour and additional expense/burden for a retailer.



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Facilities & Property  
Management Department

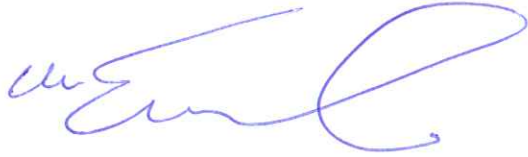
Regulated by RICS



In my experience in letting the adjoining property to Poundstrecher, a modern, clean shopfront was paramount to attracting the tenant.

Should you have any queries at all, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Llyr Emanuel', with a large, stylized flourish at the end.

**LLYR EMANUEL**