HPK/2010/0563

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DESIGN AND ACCESS STATEMENT
FAUVEL PLACE GLOSSOP

The subject of this statement is the proposed conversion and change of use of outbuildings, which are part of the property known as the Forge, and form the end of a terrace of similar structures to the southern side of Fauvel Place, Glossop.

The buildings are of two storeys and were employed for storage although they have been disused for some time.

The proposal is to convert the buildings to provide two, one bedroomed houses with amenity space and car parking.

Planning permission was granted for their conversion to residential use approximately twenty years ago and the consent included the main house known as the Forge, which was constructed as a phase 1, so it is clear that the principle of residential use has already been established. (ref 028223 14th September 1989)

The proposed works involve no extensions to the buildings but are confined to internal alterations together with extensive repairs both inside and out.

Externally the buildings will be re-roofed in natural slate, re-using the existing slates as much as possible.

Existing doors will be removed and the openings partially in filled to create smaller openings to receive new windows.

Some existing openings which are currently boarded or bricked up will be re-opened to receive new windows but where these occur on the southern elevation all windows will be bricked up and rooflights will be provided. This is designed to protect the privacy and amenity of properties to the south.

All external walls will be rendered and painted including the existing brick walls to the south and east elevations.

Amenity space will be provided for each of the new properties at the front of each dwelling and take the form of areas of paving relieved by beds for plants and soft landscaping. Further landscaping is shown to the communal area East of the units.

Car parking spaces for each unit are located adjacent to the Forge.

Vehicular and pedestrian access to the properties will be as existing, that is via Fauvel Place, which is off Fauvel Road.

Level access will be provided into each property.