WESLEYAN SCHOOL HOUSE, WESLEY STREET, GLOSSOP SK13 7RY

DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE PLANNING APPLICATION TO CONVERT THE FORMER FLUROCHEM OFFICES INTO A SINGLE DWELLING

Date: MARCH 2011

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1. Introduction:

This statement has been prepared in support of the Planning Application for the conversion of the former Flurochem Offices into a single dwelling.



Frontage to Wesley Street

2. Site appraisal:

This building is located in the conservation area of Old Glossop and was constructed in 1875 by the Glossop Wesleyan Circuit as a Methodist School. The last known use of the building is as the former offices of Flurochem Ltd and has been vacant since December 2010. The site is accessed from Wesley Street over a bridge over the River Etherow on the west side of Wesley Street. To the north it is bounded by a residential property, No1 Wellgate and the car park associated with the nearby Public House. To the west, south and east are residential properties. The building has gardens to the north, west and south which are enclosed by dry stone and coursed stone boundary party walls.
The existing site area equates to approx 680m2.



Garden to the north.

3. The Proposed Development:

The current owner has purchased the building with a view to conversion to a single dwelling with some specific accommodation for her elderly parent on the ground floor.

The intent is to restore the building, repairing defective areas of stone walling and roofing and otherwise maintain its appearance to respect the character of the building and its setting within the conservation area.

Living accommodation will predominate on the ground floor with a single bedroom with ensuite bathroom for her mother. Four bedrooms are provided on the first floor.

The living accommodation will be full height to reveal the structure as provided for its original use as a school.

The pavilions at the front are retained and utilised as subsidiary functions to the main use as a dwelling.



Garden to the south

4. Design Proposals:

The building sits within an area of architectural quality. The design proposal reflects the setting and the quality of the building.
The existing structure and fabric will be retained and repaired including re-roofing using the existing slates. Windows will be replaced with new timber painted windows with double glazed units. Minimal alterations are proposed to the existing fabric; one new door opening is proposed to the north pavilion to the utility room and new window openings within the roof are proposed for the first floor bedrooms.

The ground floor level is raised to reflect the Environment Agency guidance on flood precautions. This will necessitate adjusting door lintels to the south and north elevations as shown.

The first floor is inserted at a height to allow reasonable use of the area allowing for the metal tie rods to roof trusses which encroach towards the eaves. This will require provision of a bulkhead over the tops of the ground floor windows. However this assists to provide access to the conservation roof lights which will be top hung to provide for emergency escape.

5 Landscaping of the site:

The existing stone boundary walls are retained and the hard and soft landscape is largely unaffected by these proposals. The grassed area and patio is retained to the south side. Bin storage and a garden shed will be located along the western boundary and the hard landscaped north garden will be modified by the insertion of the ramped access constructed in marshals conservation buff coloured paving flag.

6 Access

This will remain as the existing arrangement. The site is access by a bridge over the River Etherow which leads to a paved perimeter to the building. A new level access to the ground floor will be provided by means of a ramp to the north elevation. This is some 26m long to achieve the change in level at a gradient of 1:20.

7 Flood Risk

The building sits next to the River Etherow in Flood Zone 2 area. It should be noted that the floor level of the building is some 2.2 m above the river bed and this elevated position is in its favour.

However as noted on the scheme drawings the ground floor level will be lifted by a further 270mm and the construction techniques adopted will reflect guidance in 'Improving the flood performance of new buildings'. This will include tanking of this new ground floor and provision of a sump within the sub floor void with access from the ground floor. Refer to PPS25 FRSA attached.

