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DESIGN and ACCESS STATEMENT

Brookside Cottage 14 Wesley Street Old Glossop

Proposed Demolition of Existing Shed and construction of new replacement shed
Proposed Replacement of concrete slab car parking area with tarmac

1 The application site comprises of a 200 hundred year old Georgian style detached house situated within the Old Glossop Conservation Area. The property has large gardens to the front of the building and only a small yard to the rear. The gardens are generally enclosed by mature trees and where they extend towards Shepley Street they are enclosed by a high stone wall . In this part of the garden curtilage are located a detached shed and garage both of which have been there for some time. The shed is used as a domestic workshop, for storage, tools, garden equipment and implements etc. and is constructed entirely from timber. It is now in a poor and deteriorating condition.

2 The proposal for consideration is remove this shed and to replace it with a new shed to be sited in the same location and to the same size. In particular the building is to be constructed from 100mm conc block walls built off conventional foundations and clad with vertical stained timber boarding fixed to the walls with battens. It will have a felted roof similar to the existing building and be finished with timber fascia surrounds. The roof will fall to a gutter and drain via rwp to a sustainable water butt for use on the garden. The building will be used entirely for domestic use .(and in particular for the maintenance and care of Brookside Cottage)

3 In additional to the proposal for a replacement shed the planning application seeks approval to replace an existing conc slab parking area with tarmac. The parking area is located in front of the detached garage and shed and gains access from Shepley Street via an existing crossing and solid timber gates. The tarmac will have a curb edged finish and together with the new shed will visually improve this part of the garden The parking area will drain to a sustainable soakaway system onto adjoining parts of the garden. The parking area and the outbuildings are enclosed by boundary walls and are not visible from the wider areas of the Conservation Area.