**Old Hall Cottage, Old Glossop**

**DESIGN & ACCESS STATEMENT** **12th November 2011**



Old Hall Cottage, Rear Elevation
showing window to be reused.

## INTRODUCTION

The property is located at Old Cross, Old Glossop. The site has pedestrian access from Old Cross with on street parking. The property is a Grade II Listed Building of mid to late 17th century construction, and is situated in the conservation area of Old Glossop. The planning application which this design and access statement relates to is for the proposed works as detailed below:-

- Erection of extension to rear of property with minor alterations to enable access to and through new extension.

**USE**

The extension and layout alterations will enhance the existing use of the dwelling providing additional family accommodation, chiefly providing a downstairs toilet enhancing its occupant's lifetime use and a dining area.

**LAYOUT/APPEARANCE**

The extension is to be at the rear of the property with the existing window and door to the existing Kitchen being reused in the extension, complete with heads and cills. An additional window is to be provided, with this being modelled to complement the existing windows in both scale and appearance. The rainwater goods are also to be black, again to match existing.

The scale of the extension has been designed to be subordinate to the existing building, and set back from the side elevation to be visually unobtrusive to views of the property from Old Cross. The works will also include stabilisation and repair of the existing brickwork boundary wall which requires work. Whilst being a listed building the work will be compliant with all parts of the Approved Documents.

Stonework to the walls and Yorkstone tiles to the roof are to be used to match existing.

The works do not affect the local streetscape of the conservation area. The domestic appearance and use repeats the existing, whilst the use of materials to match existing merges the extension with the building and also with the setting.

The Conservation Officer at High Peak Borough Council has being consulted and engaged in the design proposals prior to the submission of the planning application.

**CAR PARKING/ACCESS**

The works will not create additional traffic or endanger users of the public highway in any way.