Proposed Modifications at The Old Vicarage, Church St. South, Glossop



design & build partners ltd

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Site

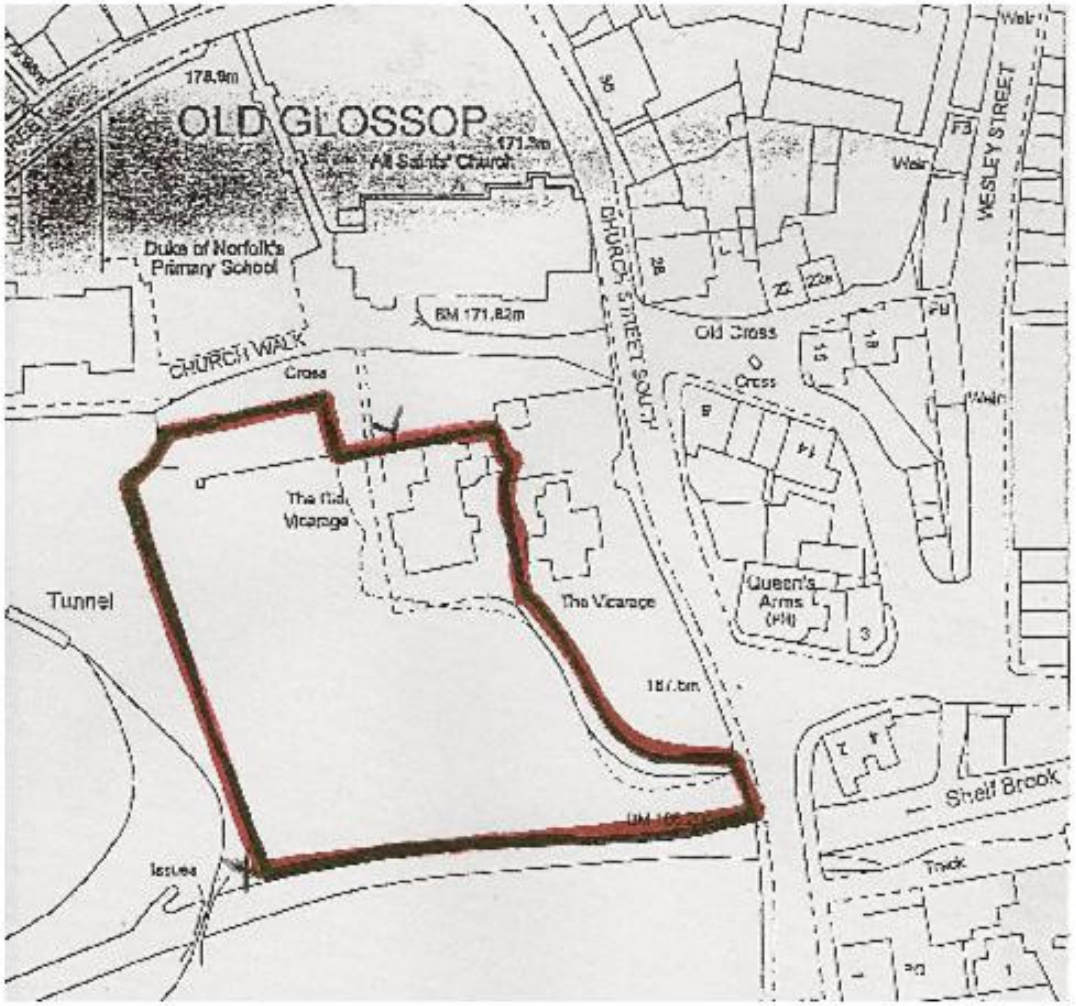
•The Dwelling is located in the area known as "old Glossop" adjacent to All Saints Church.

•Built in 1850, the stone building reflects the character of the locality although it has been somewhat neglected over the years and is in need of some refurbishment to bring it up to contemporary living standards. That said, the current owners are keen to maintain the integrity of the design philosophy and ensure any modifications are in keeping with the original style of the house.

•The large surrounding site is tiered, falling around 5m from the boundary with the churchyard wall down towards the fence-line adjoining Shelf Brook. It is divided into three levels: a small, upper lawn adjacent to the churchyard , a central lawn that addresses the house and a large, landscaped lower lawn that periodically becomes flooded because of the brook.

•In addition, there is erosion along the edge of the driveway and, most significantly, the churchyard wall is in a state of partial collapse, in part due to pressure from tree roots within the churchyard.

•The relatively recent construction of the "new vicarage" to the west of the site has encroached on the original vehicular manoeuvring area to the side of of the house.



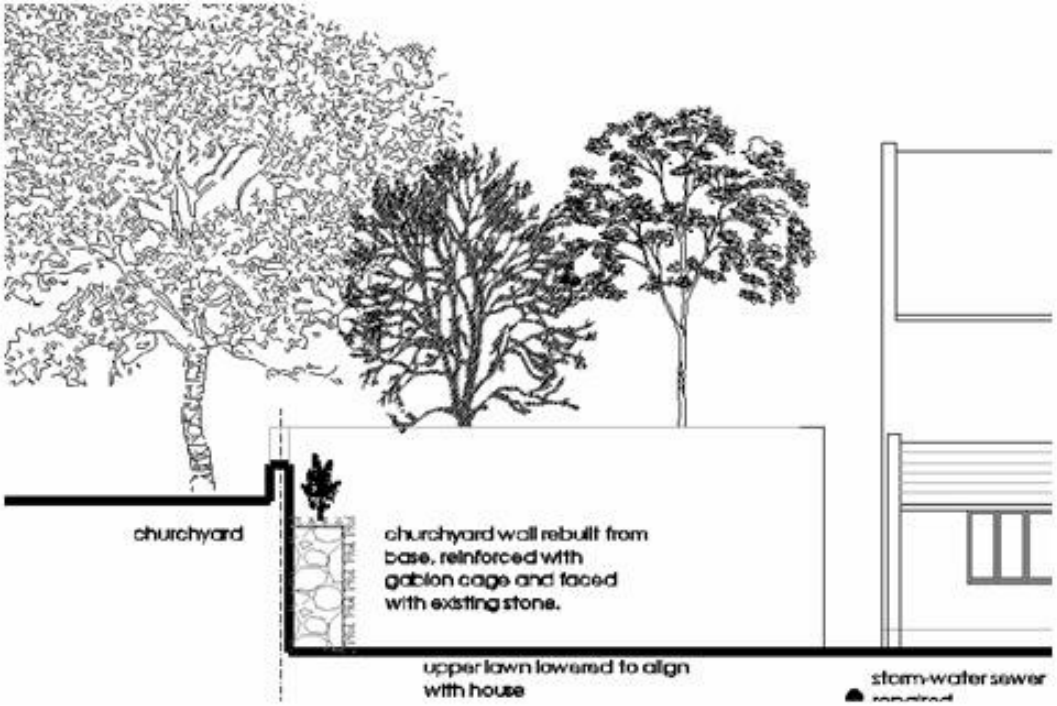
Location plan

Introduction – The Site

Proposal 1

To rebuild the churchyard wall, suffering partial collapse though general neglect and and pressure from tree roots (pictured). The wall has been exposed down to foundational level to ensure the rebuild is solid and sustainable.

It is proposed to re-enforce the lower section of this wall with a gabion cage set within the applicant's land. It will be faced with existing stone. There will be no discernable difference from the churchyard (apart from the obvious repair of the wall to the original height).





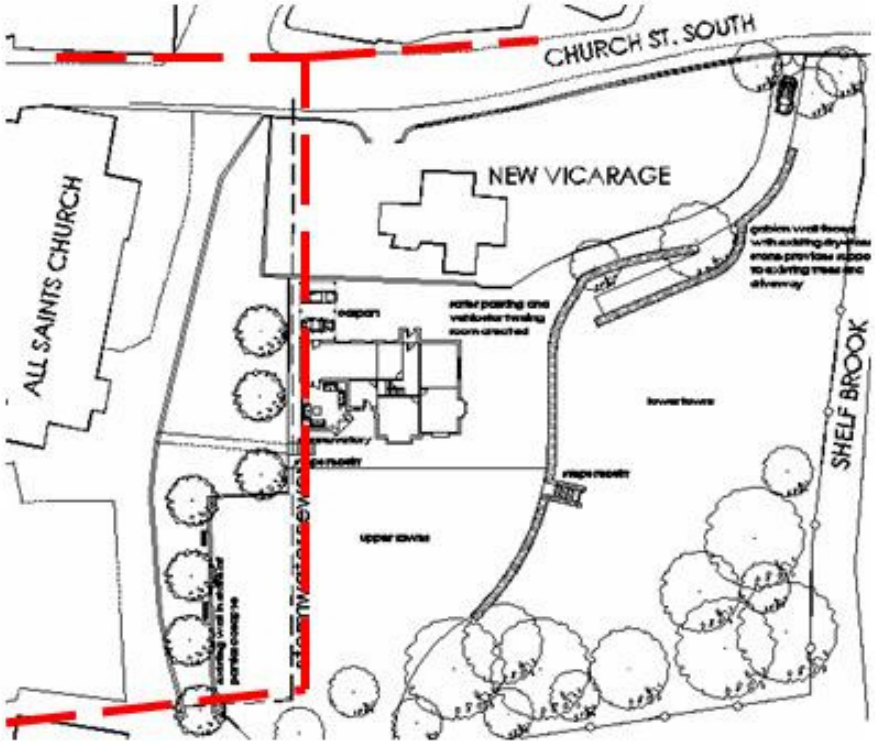


Proposal 2

•To expose and repair the strategic storm-water sewer that runs alongside the upper lawn and churchyard walls.

•United Utilities needed to improve the connection of this sewer that passes through the site and discharges into Church Street South, involving removal of the tap roots and de-silting the main sewer along its length within the application boundary. This required excavation initially planned to incorporate new holding tanks although these were later deemed not necessary. UU have already undertaken this work having repaired a section of damaged pipe and rebuilt the inspection chamber within the garden.

•An internal garden wall was also taken down to accommodate the safe excavation of the pipe which runs approximately five feet deep. The stone from this will be used to face the new gabions and repair the churchyard wall.



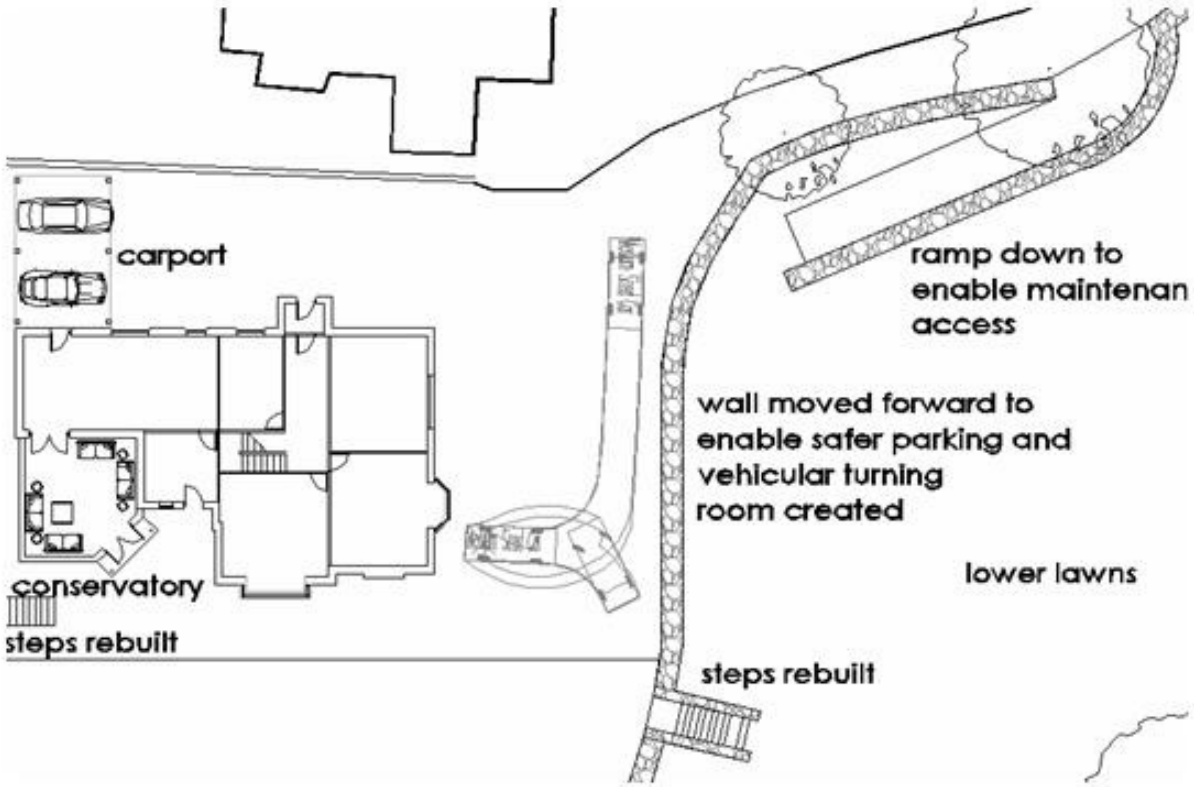


Excavation required to repair the storm-water sewer

Proposal 3

•Re-enforce the wall delineating the lower lawn with gabion cages. This will enable a safer vehicular turning area adjacent to the house as well as preventing further erosion of an already narrow entrance drive. The gabion cages will then be re-clad in stone and soft landscaping reinstated to match the existing. No trees are to be affected by this work.

•Re-lay the lower lawn to a gentle, 1:100 falls down to Shelf Brook to improve the drainage within this area of the site which periodically floods.

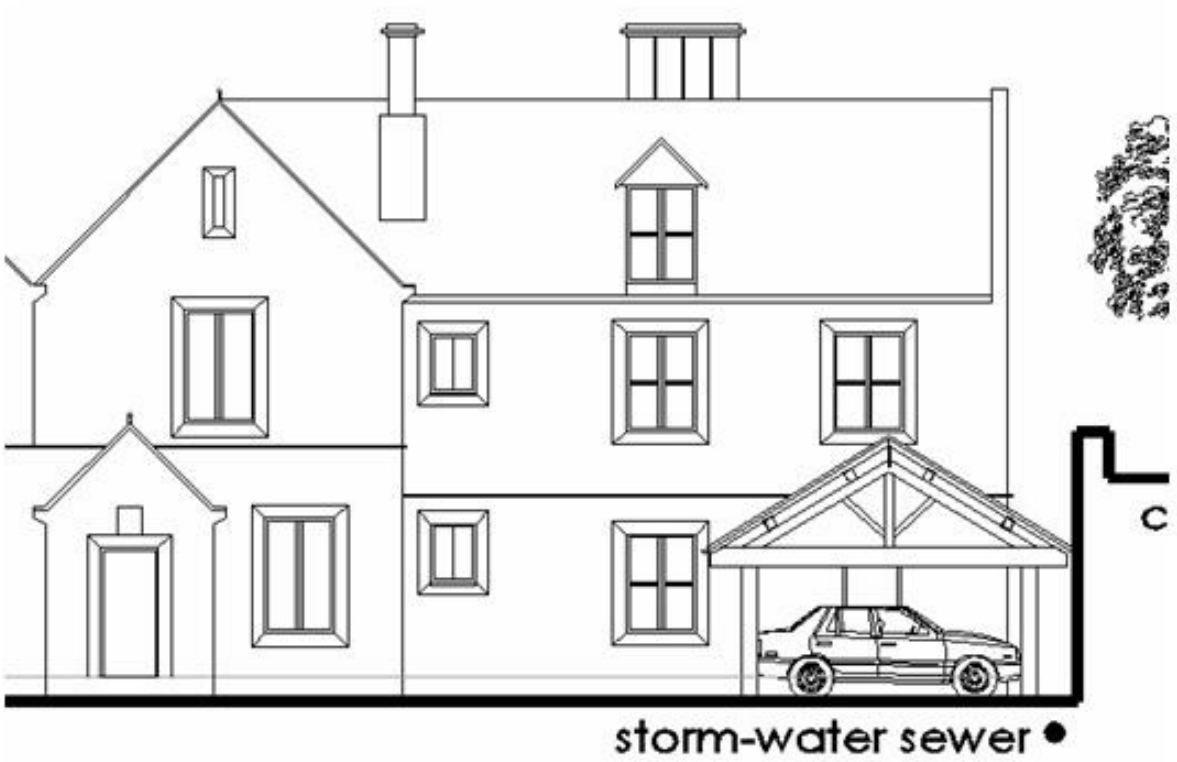






Proposal 4

•Construct an open-sided car-canopy adjacent to the kitchen entrance. This would be constructed from reclaimed timber trusses with a slate roof to match existing (similar to picture below). It would not touch the existing churchyard wall apart from a gutter. The structure would be set approximately 900mm off the face of the house with a smaller covered canopy over the kitchen door (there appears to have been a porch entrance to this door at some point). It would also enable future maintenance of the storm-water sewer.





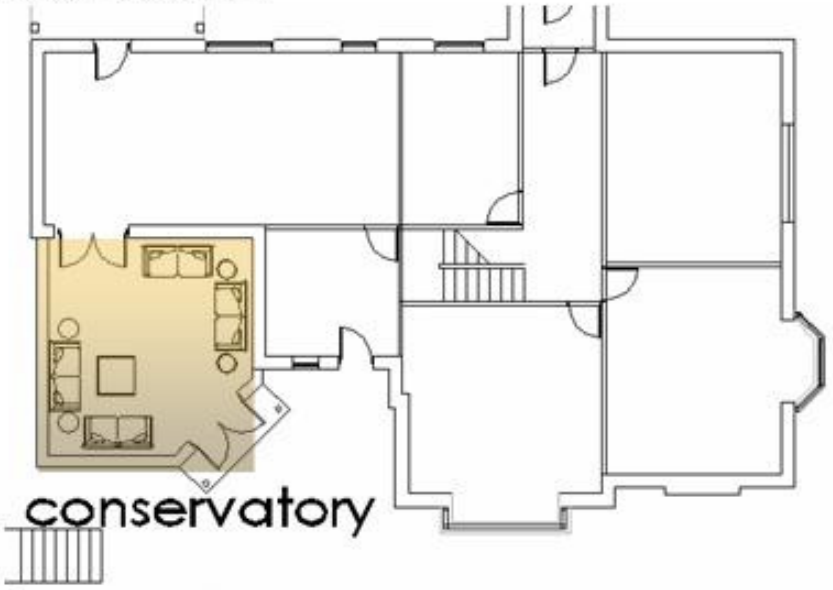


Proposal 5

Construct a small, single storey conservatory extension (32m2 gross) to the western side of the kitchen with a view to opening up this side of the house to the garden. This would resemble the picture below left but with all materials to match existing. It would enable the house to open up to the garden from the kitchen.









Proposed Modifications at The Old Vicarage,

Attached a letter from an experienced, local Structural Engineer highlighting the precarious nature of the stone walls to the garden and entrance driveway in October 2011.

The ground-works to these areas commenced soon afterwards because of the concerns over safe vehicular access and further collapse of the walls.



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26 October 2011

Mr D Munro
Engineering Project Management Ltd
Lane Head Farm
Taxal
Whaley Bridge
High Peak
SK23 7DZ

Dear Mr Munro,

Commission: Site inspection and professional opinion on retaining wall @ 'The Old Vicarage', Church St, Old Glossop, Derbyshire.

Further to my site visit and discussion on 25 October 2011 at the above site I would make the following comments:-

The original stone retaining wall to the drive and front garden has collapsed leaving the bulk of the loose earth behind it unsupported. The nature of the soil is that it does not have any capacity to support itself over any significant period of time and so needs retaining as a matter of course.

You have obtained a structural design from the suppliers of gabion baskets and are proceeding to rebuild the wall to the front garden with a stone faced gabion retaining wall which will be in keeping with the original.

You sought my opinion as to the urgency of rebuilding the collapsed retaining wall to the drive. It is my opinion that this wall be rebuilt as part of the current works otherwise the drive is in danger of collapse causing additional major expense to rectify and disrupting the only access to the house.

May I thank you for your business and I enclose my invoice for my professional services.

Yours sincerely,

John E Haines BSc (Civ Eng.) MCIOB MBEng

Enc.

Structural Engineering

Planning.

Clearly the site and the house have suffered from neglect in recent years although the current owners want to provide the essential investment needed to restore the premises whilst reflecting and preserving the sites' architectural heritage.

Although much of the ground-works have already commenced, this was in part driven by United Utilities works to the storm-water sewer, also essential repairs to the narrow entrance drive which was subsiding. In addition, the churchyard wall is in a state of partial collapse due to pressure from tree roots.

Nonetheless, it is acknowledged that the site stands within the Old Glossop Conservation Area and the adjacent church is listed; the lower lawn also forms part of a flood-plain on the Environment Agency flood-map.

The relevant policies are as follows: **Policy BC7** of the local plan, "Conservation Areas and their Settings", states: *new development has to preserve or enhance the area and all that features of the site that contribute to the character of the area are protected.*

BC12 "Settings of Listed Buildings" states: *planning permission will not be granted to development that seriously harms the setting of a listed building.*

Certainly the groundworks will contribute to the preservation of the site character (since they are historically in a state of disrepair anyway) and all structural reinforcment to garden walls (i.e gabions) will be faced in the existing stonework.

In addition, the scale and massing of the proposed extensions are such that they will read as ancillary and complementary to the existing house. All materials will match existing.

Moreover, there will be no visible impact from the church apart from the repairs to the existing boundary wall. However, the status of the trees within the churchyard causing the wall to collapse will need to be confirmed in advance of the rebuild however.

Whilst none of the protected trees within the site-boundary are affected by the proposal, a site-meeting with the Tree Preservation Officer has been held with a view to replacing some of the less valuable Sycamores to the eastern boundary: these will form part of a separate planning application.