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DESIGN & ACCESS STATEMENT

Land at Queen Street Glossop SK13 8EL

The Site

The site is towards the Northern end of Queen Street on the Eastern side near to the top of the fairly step hill up from High Street West. It lies just outside the Wrens Nest Conservation Area being immediately adjacent to its Southern boundary. It has an existing vehicular access and a double garage occupying a small area. A search of old ordinance survey maps going back to 1880 indicates that there have not been any other buildings on the site.

The existing properties on Queen Street are mainly in terraces, mostly two up and two down with the occasional larger house in the terrace or the occasional detached house. All the houses are built of coursed natural gritstone, mostly in diminishing courses and most have natural blue slate roofs.

They almost all share the same detail design features with stone door sets, stone heads and sills to the vertical emphasis window openings and stone corbels supporting the rainwater gutters.

The Proposal

It is proposed to remove the existing sectional double garage and build a pair of small terrace style houses on the plot. The houses will have the same layout but handed and each will comprise Lounge, Kitchen, WC at ground floor with 2 Bedrooms and a Bathroom at first floor. Two parking spaces will be provided together with amenity space and garden to the front, side and rear.

Design

The houses has been designed totally in the style of the original cottage in terms of the size, roof pitch, opening sizes and materials which will be coursed natural gritstone to the walls and blue slate to the roof. The natural gritstone walls will be in diminishing courses to match those of the existing nearby houses. The stone will be similarly dressed and pointed.

Window frames, doors and frames will be timber with double glazing to all glazed areas. There will be stone heads and sills to the window and rear door openings and a stone set to the front doors to match existing Houses. Rainwater gutters will be supported on stone corbels as the existing houses.

Site Layout,Parking and Amenity Space

As indicated on the Block Plan Proposed, the houses have been set back from the site frontage behind the two parking spaces to have a reduced impact on the street scene. This in turn will also have less impact on the adjacent conservation. The design of the houses referred to above, which is identical to many of the traditional houses within several of the local conservation areas, and the fact that they will be stepped down the hill will also reduce any impact on the adjacent conservation area.

Two parking places will be provided positioned centrally on the plot and will have a tarmac finish as the existing pavement but will be delineated by double lines of stone sets. The existing vehicular access will be widened to the whole width of the two parking spaces and together with the central location of the spaces will provide for greater manageability and visibility when entering or exiting the parking spaces. The paved areas to the sides and rear of the house will be in stone flags with gravelled areas, grassed areas will also be provided to front and rear.

Access

Whilst the fairly steep sloping pavement fronting the site and the corresponding cross fall of the site do not lend themselves to being an ideal location for disabled persons it will be possible to provide the front entrance to the house in a form suitable for use by the disabled.