1 Church Close, Old Glossop

DESIGN & ACCESS STATEMENT **12th January 2013**

INTRODUCTION

The property is located at 1 Church Close, Old Glossop. The site has pedestrian access from Church Close to the front elevation, with a garden to the rear. The property is of early 19th century construction with 19th and 20th century alterations including a porch to the front elevation, and is situated in the conservation area of Old Glossop.

It is believed that the property has been continuously used as a private dwelling since its construction.

The planning application and listed building consent application which this design and access statement relates to is for the proposed works as detailed below:-

- Re-construction of porch with pitched roof and stonework walls;
- Internal layout alterations;
- Alterations to loft to form a usable Bedroom compliant with current Building Regulations;
- Extension to rear with pitched roof.



Front elevation of 1 Church Close

USE

The works proposed are to provide improved living accommodation for family use to the property, with the existing porch rebuilt in a sympathetic design, internal alterations and an extension to the rear.

The property has continually being used as a private dwelling and the applicant wishes to continue this use.

AMOUNT

The porch to the Front Elevation has been designed to provide sufficient floorspace such that it is fit-for-purpose and will provide a draught lobby to the house. This is of single storey.

The extension to the rear projects marginally beyond the footprint of the existing conservatory which is to be demolished. This will provide a new bedroom at First Floor and extend the loft at Second Floor using a 'room-in-the-roof' principle. As a result of the scheme an existing Bedroom at First Floor is lost to form a landing for the new staircase to the Second Floor. At Ground Floor the extension houses the re-positioned Kitchen and the existing Kitchen area becomes a Dining Room. A Ground Floor WC has been enabled due to the extension and internal alterations.

LAYOUT/APPEARANCE

As previously discussed internal alterations have been made to optomise the properties use as a family dwelling over three levels. The new porch and extension are to be constructed of stonework to match the existing property, providing an opportunity to remove the the later added porch and conservatory which are not in keeping with the properties age and design. The new porch and extension are to be constructed with stonework to match that to the existing dwelling, with slate roof covering on pitched roofs, again in keeping with the existing property and streetscape.

Stone cills and heads are to be used to new structural openings with timber frames, and conservation rooflights in the extension roof. The extension eaves are to have rise and fall brackets to allow fixing of gutters, to replicate the existing detail to the rear of the property.

SCALE

There is a small increase in footprint as a result of the scheme but this has delivered a usable family home, which complements the predominant occupation format of the dwellings in the area, with a schools being available within half a mile of the site.

CAR PARKING/ACCESS

The works will not create additional traffic or endanger users of the public highway in any way. There are no proposals to alter any access to the public highway as part of this application.