1 Church Close, Old Glossop

Heritage 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

CHARACTER OF THE AREA

The predominant materials used for construction of buildings and boundary walls are sandstone coursed stonework, with timber frames to windows either varnished or finished in a variety of colours of paintwork. 1 Church Close is typical of the more functional properties generally found in Old Glossop of the same age. The area is generally residential, with two local public houses, a sandwich shop and some office space within 500 metres of the proposed works. Also in the area are a church and primary school. The area has a number of watercourses which are fed from the Bleaklow plateau and surrounding hills. The properties in the area date from the early 17th Century through to the 19th Century, with the pattern of the roads in the area remaining largely unchanged. This has meant some very narrow roads with few dwellings having front gardens, whilst 1 Church Close does enjoy a small amenity space to the front elevation.

FEATURES OF PREVALENT BUILDING FORM

The existing design for dwellings is principally uniformal with sandstone external walls to buildings and walls dividing plots, with structural openings to buildings having stone heads and cills, with the earlier properties featuring stone mullions. There has been recent additions to the property in the form of a porch and conservatory, which this application will remove and replace with more sympathetic designs.

MITIGATION TO PROTECT EXISTING CHARACTER

The design has been formulated to complement the existing streetscape of Old Glossop although the extension to the rear of the property is hidden from public highways.

PROPOSED DEVELOPMENT DESIGN

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 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.

SITE SPECIFIC DEVELOPMENT HISTORY

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

GRAPHICAL DESCRIPTION OF WORK AND USAGE

Drawings submitted with the application provide details of the current and proposed layouts.