51, Hollincross Lane, Glossop

Heritage Statement **6th June 2013**

INTRODUCTION

The property is located at 51 Hollincross Lane, Glossop. The site has pedestrian access from Hollincross Lane to the front elevation, and entrance to the rear garden via path to the side of the property. The property is not listed and is of mid 19th century construction with 19th and 20th century alterations and extensions, and is situated in the conservation area of Glossop St James.

It is believed that the property has been used as a dwelling since its construction with a two storey outrigger extension to the rear and further single storey extensions again to the rear; these are believe to date from the late 19th century to early 20th century.

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

- Formation of bedroom in loft;
- Associated formation of a dormer to the rear of the property to accommodate the loft conversion into a bedroom;
- New structural openings in dormer with 'Juliette' balcony;
- Removal of existing redundant chimney to later outrigger extension to rear.

Drawings accompany the application showing the existing property and proposed works.



Rear of 51 Hollincross Lane showing original stonework house and more recent outrigger (with rendered gable) and brickwork outbuildings.

CHARACTER OF THE AREA

The predominant materials used for construction of buildings and boundary walls are sandstone coursed stonework, with a mix of timber (either varnished or finished in a variety of colours of paintwork) and modern uPVC frames to windows. 51 Hollincross Lane is very much within the local vernacular with stonework walls and stone heads and cills. The area is generally residential, with a local shop within 200 metres of the proposed works. Also in the area are a church and primary school. The area is on a hill above Glossop town centre to the north and Turnlee Road to the south, these being in valleys formed by a number of watercourses which are fed from the Bleaklow plateau and surrounding hills. The properties in the area date from the early 19th Century through to the late 19th Century, with the pattern of the roads in the area remaining largely unchanged. This has meant some very narrow roads with dwellings having narrow front gardens.

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 have stone heads and cills. Modern work to the property subject to this application has received both a render finish and brickwork external leaves.

MITIGATION TO PROTECT EXISTING CHARACTER

The design has been formulated to complement the existing streetscape of St James conservation area although the works to the exterior are at the rear of the property and largely hidden from public highways.

PROPOSED DEVELOPMENT DESIGN

The dormer has been formed to the rear to minimise its impact on the local streetscene, whilst the incorporation of 2no. structural openings and a 'Juliette' balcony prevent massing from the hung slate to the dormer. Hung slate was chosen to blend with the existing roof. The new glazing does not permit overlooking of neighbouring properties and thus not compromising the privacy of neighbours.

Internally a staircase has been formed between the existing First and proposed Second Floors, allowing access compliant with the Approved Documents of the Building Regulations whilst protecting occupants in the event of a fire. The new Bedroom has comfortable dimensions and the proposed structural openings enhance the new accommodation by embracing natural light from the south.

The works continue the evolution of the property as a family dwelling whilst doing this with respect to the building, and do not detract from the principal elevation to Hollincross Lane particularly or the St James conservation area generally. The applicant took ownership of the property sometime ago because of its architectural style and intends to retain and protect the character of the property in the streetscape.

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SITE SPECIFIC DEVELOPMENT HISTORY

There have been extensions to the property in the late 19th and early 20th century, whilst alterations have been made to the property throughout its lifetime. The usage as a dwelling through its entire lifetime is coherent to the majority of the properties on Hollincross Lane and St James conservation area, with most shopping conducted in the centre of Glossop.