1 Church Close, Old Glossop

DESIGN & ACCESS STATEMENT **4th August 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 lean-to roof and stonework walls;
- Internal layout alterations;
- Extension to rear with lean-to 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 format.

The extension to the rear projects marginally beyond the footprint of the existing conservatory which is to be demolished. The extension houses the enlarged Kitchen and Dining space.

LAYOUT/APPEARANCE

As previously discussed internal alterations have been made to optomise the properties use as a family dwelling over its existing two levels. The new porch and extension are to be constructed of stonework to match the existing property, providing an opportunity to remove 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 sympathetic lean-to 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. 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 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.