# DESIGN STATEMENT

## PROPOSED TWO STOREY REAR EXTENSION, REAR DORMER CONVERSION AND FRONT PORCH

## AT

1 YORK TERRACE
GLOSSOP
DERBYSHIRE
SK13 8JW

FOR MR & MRS C WAUDE

## PREPARED BY


## BETEL DESIGN
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INTRODUCTION

The proposal relates to the extension of an existing 1800 era two storey end stone cottage located in the town of Glossop Derbyshire just outside the St James Conservation area.

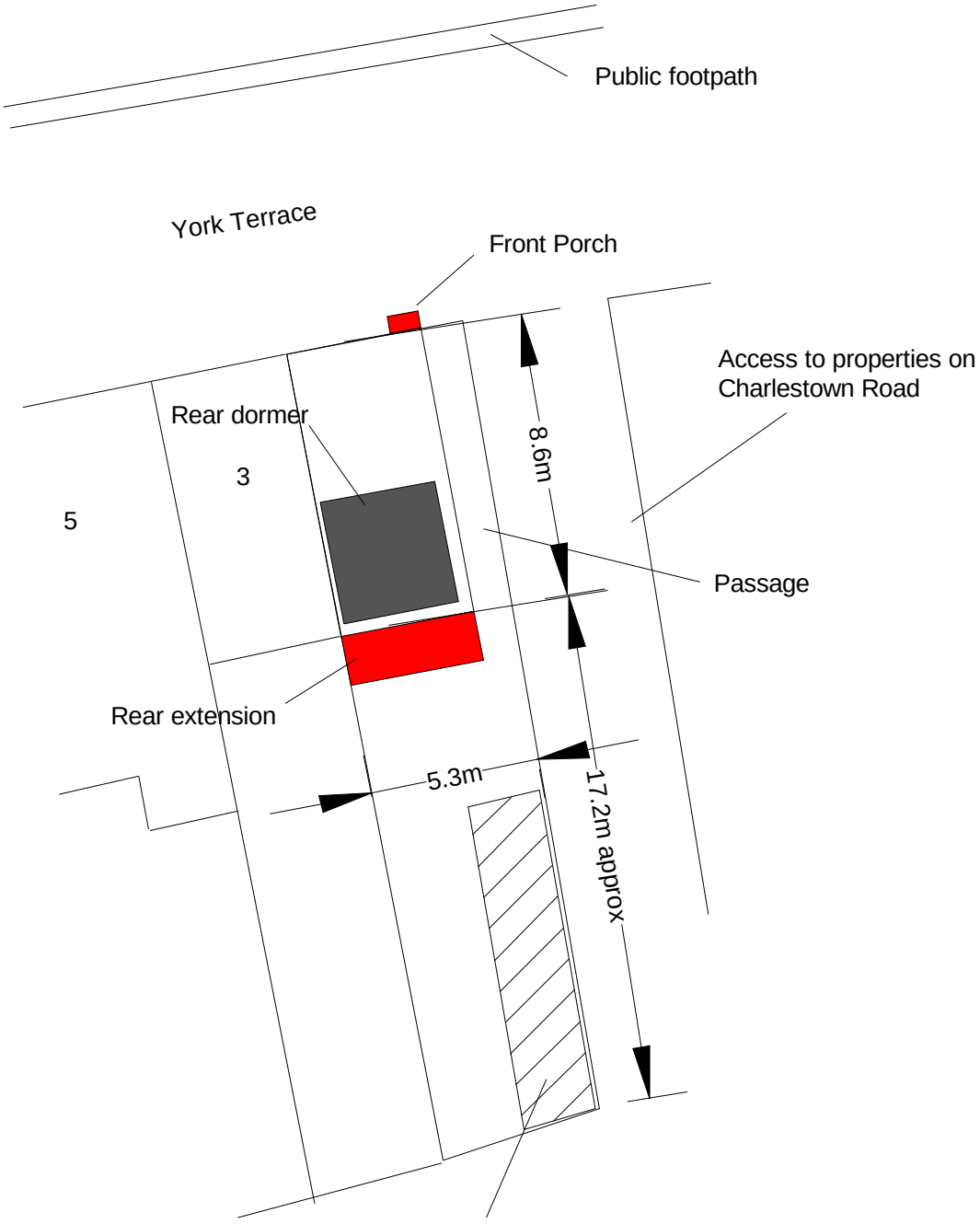
SITE LOCATION




**LOCATION PLAN**

**SCALE APPROX 1:1250**

N




**SITE PLAN**

**SCALE APPROX 1:200**

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SITE DETAILS

York Terrace comprises traditional stone terraced cottages with predominantly natural welsh slate roofs situated on a unadopted street.
The site is an end three storey stone cottage.

PARKING, HIGHWAY, ACCESS AND SERVICING

There will be no alteration to the existing provisions.

DESIGN

In preparing the design of the dwelling, care has been taken to ensure the following:

1. To propose a design that acknowledges the adjacent housing and seeks to replicate the typical mass and style of the street scene.
2. To respect nearby properties regarding affect on sunlight and aspect and privacy.
3. Incorporate energy saving measures in the interest of sustainability.

The external walls of the extension is to be of natural reclaimed stone to match existing
The roof of the rear extension is to be of a mono pitched roof design.
The projection of the extension from rear wall of house is 2.3m.
The height of extension will be approx 5.8m measured from the ground level.
Width of extension at ground floor is 4.3m.
Width of extension at first floor is 2.89m
Existing substandard second floor is to be removed including the ceiling to first floor – new floor to second floor to be at a lower level to gain an adequate ceiling height and to conform with present day Building Regulations.
Width of flat roofed rear dormer is 4.3m
Projection of dormer from ridge is 4m.
External dormer walls to be clad in natural welsh slate to match existing roof finish.
Front porch will be constructed of natural stone to match existing with a dual pitched welsh slated roof – size is 0.96m projection and 1.65m width
Total floor area of proposal is approximately 36m².
Windows, external doors, fascias to be of white upvc.
External rainwater and soil pipes to be of black upvc.
Windows, doors and locks will all be designed to meet "Secured by Design" standards.

CONCLUSION

For the reasons detailed in the preceding paragraphs, it is considered that the proposal as submitted is consistent with National and Regional Planning Policy and High Peak Local Planning.

The scheme as submitted will not, it is contended, result in the extended dwelling having a materially greater impact on the residential area than exists at present.