

69 Norfolk Street, Glossop

DESIGN & ACCESS STATEMENT

24th February 2014

INTRODUCTION

The property is located at 69 Norfolk Street, Glossop. The site has pedestrian access from Norfolk Street to the front elevation, and via a driveway to the rear elevation. The property is of early to mid 19th century construction with an extension and alterations in the late 19th century, and is situated in the conservation area of Norfolk Square.

It is believed that the property has only been used as a private dwelling and was built for this purpose within a terrace of similar properties.

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

- Partial demolition of the existing rear single storey extension;
- Enlargement of existing extension to provide more suitable Kitchen accommodation commensurate with the size of the property;
- Construction of a Conservatory to the rear;
- Construction of decking off the proposed Conservatory to the rear;
- Construction of a new Garden Store to the rear in the existing garden;

It is noted that there have been extensive works to the rear of properties surrounding the site.

USE

The works to the dwelling are to improve the Kitchen space to the property whilst the Conservatory is to for the amenity of the occupant. The Garden Store will allow storage of equipment to maintain the rear garden to the property and provide an area for the occupants to undertake DIY tasks and hobbies.

The property has always been a private dwelling and the occupant wishes to continue this use as is demonstrated by the nature of the works proposed.

AMOUNT

The works to the property have been planned to be complimentary in size to the property, providing principally a larger Kitchen, the current Kitchen is insufficient for the size and family occupancy of the property. The Conservatory has been designed to sit between the proposed Kitchen extension and the modern extension to the adjoining property. The height of the decking will not impact the privacy of the adjoining garden due to this being at existing internal F.F.L. and next to a high wall. The photograph on the next page shows the rear elevation of the property:



Figure 1) Rear elevation to 69 Norfolk Street taken from the rear garden of no. 69.

LAYOUT/APPEARANCE

The layout internally is to be reconfigured at Ground Floor with the partial demolition of the existing Kitchen and then extension of the Kitchen, still being served from the Lounge but also giving way into the Conservatory.

The Conservatory is also access directly from the Lounge by enlargement of the existing rear window opening. The Conservatory's situation between the proposed enlarged Kitchen and the adjoining property's modern extension means that there are no side windows to the Conservatory overlooking neighbours.

The Garden Store is situated at the end of the garden furthest away from the property and near the boundary with the adjoining Fauvel Road Park. The park has several mature trees between its open space and the rear gardens of properties on Norfolk Street and thus this single storey structure will not cause shadow to adjoining properties or impact on the amenity of Fauvel Road Park to the community.

Coursed stonework to match that to the main body of the dwelling is proposed to all structures with stone heads and cills to structural openings, such that the new structure will blend in with the existing properties. A uPVC Conservatory is proposed, as are uPVC window frames to match those to the applicant's property and neighbouring dwellings.

None of these works will be visible from the frontage of Norfolk Street and thus will have little if no impact on the Norfolk Square Conservation Area.

SCALE

The extension and Conservatory have been designed with domestic proportions and to the contrast of Conservatory frame with the stonework to the Kitchen reduces massing of materials. The Garden Store has been designed to be typical of a domestic outbuilding and does not impact on the provision of amenity area available to the property.

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.