



**Proposed Alterations And
Extensions To
Oak Lodge,
4 Dinting Road,
Glossop,
SK13 7DS**

For Mr&Mrs R Dean.

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DESIGN, ACCESS AND HERITAGE STATEMENT

PROJECT:	Proposed Extensions And Alterations To Oak Lodge, 4 Dinting Road, Glossop
CLIENTS:	Mr & Mrs R Dean
PLANNING AUTHORITY:	High Peak Council
ARCHITECTS:	re form architects
DATE:	March 2018

Oak Lodge acts as the gatehouse to the main entrance of Howard Park from Dinting Road on the southern boundary of the park. There is a similar property to the North, Park Lodge, which acts as the gatehouse to the secondary access from North Road.

The Park was designated as a part of the Howard Park Conservation Area in September 1996, with the boundary of the Park defining the boundary of the conservation area, plus some impressive period properties to the east accessed from North Road, along with the substantial Talbot House educational Facility. We understand that the area is without an Article 4 direction and that the area is currently without a local character appraisal;

<https://www.highpeak.gov.uk/article/2365/Conservation-area-maps>

Traditionally the area has always been characterised by a variety of building typologies predominantly from the Victorian era, including the municipal swimming pool, hospital, teaching establishments and housing. The park was listed Grade II in 2001, with the Historic England description of the park and its buildings included in the appendix of this document, and can also be found at;

<https://historicengland.org.uk/listing/the-list/list-entry/1001517>

Relevant points in connection with the design and manifestation of the lodges have been highlighted within the text.

Oak Lodge benefits from a usable level of accommodation within a standardised format. At ground floor level, access to the property is across a gravel driveway, which provides off road parking for two vehicles. A walled gateway with a traditional arched head leads through to a small, enclosed courtyard space situated between the frontage of the property on Dinting Road and the back door which provides some private amenity space enclosed with tall hedging. Other than this, the external wall to the house to the north and west forms the boundary with the public park.

From the front door, a small hallway provides access to the main reception room and a secondary room currently used as a secondary bedroom. Passing through the living room a 'dining hall' provides access through to the kitchen, rear hall with bathroom off and staircase to the first floor accommodation. This is a non-original layout and it can be evidenced within the house where an original outbuilding has been amalgamated into the internal plan form to provide the kitchen space along with the bathroom. We suspect that the kitchen was originally in the space now occupied by the dining hall and that this led directly out to the back door of the house and the small courtyard beyond.

First floor accommodation provides for a master bedroom and loft storage space accessed from a small central landing atop the staircase. The landing also provides access to an external roof terrace situated atop the kitchen and bathroom single storey element.

The owners reside at the property as a family home, having owned it for approximately seven years. A recent expansion of the family has them looking at options for additional bedroom space, and given the tight site constraints, the roof terrace above the kitchen and bathroom would appear to be the ideal asset of the property on which to capitalise.

Proposals

Physical Component & Heritage Impact Assessment

Acquiring an additional bedroom to the property forms the clients most immediate concern, with a secondary request being for additional bathroom facilities. The recent arrival of a new baby has necessitated the evaluation of the families' living and occupation patterns at the house. Moving was considered, but they enjoy the location in which they live and the character of the property which (apart from the extra bedroom) fulfils all of the other requirements which they require for family life. This has led to the current assessment of the property and the opportunities for expansion that it may present.

A full survey of the property has been undertaken, and various options for adaptation discussed. A large loft storage space above the main living room was investigated first of all, as it was thought this might provide the opportunity to convert it simply into the extra space required. Restricted headroom has meant that a space in plan looks considerable was in actual fact fairly limited in its potential without adding a significant dormer extension to the park side elevation. It was felt that doing this on the most prominent 'public' face of the lodge would compromise its character and lead to problems with overlooking.

This led to the consideration of the roof terrace space above the kitchen, which is a much loved family asset given its elevated position (yet secluded nature due to the high hedging) providing much needed private amenity space for the property to supplement the lower level courtyard area. The clients were reluctant to loose this asset and so the proposal to retain the amenity space was included within the brief. Indeed, it was this requirement that then drove the main aesthetic and diagram of the project forward, resulting in the framed balcony projecting out over the amenity space below, so as not to reduce the courtyard area and maintain private open space standards.

The body of the extension, due to the limitations of available external area, is constructed entirely above the existing ground floor kitchen/bathroom, which itself was previously converted from an existing historic outhouse. Accommodation is provided within the new and adapted roof space as a 'half-storey' in keeping with the main property and utilises a smaller scale version of the main gable facing the frontage. The new gable has been developed as a subservient element to the existing gable within the overall elevational composition, and deliberately recessed in order to reduce its prominence when approaching the property along Dinting Road.

With regards to materiality, the existing lodge is of a substantial construction methodology, using stone typical to the area, timber, cast iron rainwater goods and concrete roof tiles. We believe the roof tiles to be non-original and that slate would have been the more likely original finish. The proposed extension would continue the theme of using more traditional, substantial materials such as oak and stone, but utilised in a more contemporary manner to clearly define the extension in a way that the history of the building can be read and the more modern interventions clearly defined from

the original fabric. To this end the original rough hammered finish of the stonework to the lower portion of the building would be retained and repointed as necessary with the newer stonework constructed above in a smooth ashlar variant of the same stone. This would maintain the historical link and the substantial nature of the construction whilst expressing the extension's contemporary credentials. Underlying this is of course the truth that the existing material has been insitu for over a hundred years and as such has weathered in an individualistic manner that would be impossible to match in terms of colour and texture. Any attempt to do so would therefore result in a mismatched composition that would be both poor aesthetically overbearing in terms of its unarticulated nature, especially to the park elevations where the exclusion of windows is a pre-requisite.

In terms of roofing, it is the client's intention to re-roof the property in traditional slate as part of the project and as a wider regime of maintaining the fabric of the lodge. This would of course be carried out with the full co-ordination of the Conservation department whose engagement and advice during the course of this application would be greatly appreciated.

The physical proposals for the extension are indicated within the attached drawings;

E/RD/17-325/01 Location Plan & site Context
E/RD/17-325/02 Plans & Elevations As Existing
E/RD/17-325/03 Site Plan As Existing
E/RD/17-325/09 Site Plan As Proposed
E/RD/17-325/10 Plans & Elevations As Proposed
E/RD/17-325/12 Perspective Views As Proposed

Social Component

Because the project is domestic in nature, contained within the boundaries of the client's current ownership and secluded within a mature landscaped enclosure we believe that there will be little or no impact through the proposals on the surrounding neighbours, especially with regard to the parkland setting of the immediate environment.

The extension would be visible from the front (south), side (west) and rear (north) of the property and we believe that we have provided for a considered solution which respects the massing and the individuality of the existing lodge whilst introducing a subtle variation in composition that reflects the varied character of the roofscape.

Economic Component.

The clients are established members of the local community having resided at the property for the previous seven years, contributing both economically and socially to the local area. They enjoy residing in the area and taking advantage of the local amenities that it has to offer. The proposal is to use a local builder for construction purposes and as such this will economically benefit the local community.

Local Planning Policy Compliance

Pre-application discussions on the project have taken place with Mr John Williamson of High Peak Planning Department in the Buxton Offices, consulted with full scheme drawings to ascertain the planning requirements and to comment upon the physical manifestation of the proposals. We have taken on board the comments made and developed the proposals accordingly, being grateful for the advice and input.

Accessibility

Because of the nature of the proposals, the client's relationship with an existing building and the listed nature of the lodge much of the DDA requirements and interface work will be dealt with under a building regulations application. However at the external access point of the kitchen to the courtyard, a flush finish threshold will be maintained as required by the DDA 1995 and the Building Regulations Approved Document M (2000) with amendments.

Standards.

The Statement shall be strictly adhered to and updated throughout the design and construction phases of the project, with updates included as necessary. Full compliance with the relevant national statutory guidelines as mentioned individually, and the Planning guidelines will be maintained throughout the design process.

Appendix I – Listing Information

Taken From The Historic England Website; <https://historicengland.org.uk/listing/the-list/list-entry/1001517>

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

HOWARD PARK

List entry Number: 1001517

The garden or other land may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first registered: 02-Apr-2001

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 4761

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

Howard Park, opened in 1888, with its integral Baths and Hospital, was designed by Henry Ernest Milner, son of Edward Milner with whom he worked from 1870 until the latter's death in 1884.

HISTORIC DEVELOPMENT

In 1887 a number of proposals were made to celebrate the Jubilee of Queen Victoria and to benefit the people of Glossop. Among these was the announced intention of the Wood family, cotton industrialists and prominent employers in the town, to provide a hospital, baths, and public park. Land was offered for the project by Lord Howard of Glossop, which amounted to about 12 acres (5ha) and included a small reservoir. The enterprise was thus an unusual example of combined Victorian philanthropy from prominent local industrial and landed persons. The site was formerly agricultural, known as Barker's Clough, and divided into two parts by a gully known as Robin Hood's Gutter.

Mr and Mrs Samuel Wood donated the public baths and the cost of enclosing and landscaping the park, together with an endowment of c £20,000. The cost of laying out the park was c £6000 and included about 14,000 shrubs and plants. Mr Daniel Wood, brother of Samuel, bequeathed £25,000 for the building and endowment of Wood's Hospital.

The design and laying out of the park was carried out by Henry Ernest Milner, with supervision by one of his principal foremen, Mr Martin. H E Milner's scheme shows a strong paternal influence from Edward Milner (1819-84) (Chadwick 1966; Bakewell & Dist Hist Soc 1982), who was one of the most prominent assistants trained and employed by Joseph Paxton (1903-65), and thus continues the strong influence and legacy of Paxton in Derbyshire.

H E Milner refers to Howard Park in *The Art and Practice of Landscape Gardening* (1890), describing the need to integrate the three elements of hospital, baths, and park into a single design, and the methods used to take advantage of the natural ravine while unifying the park. Milner also acknowledges that an object in creating a park may be to increase the value of adjoining potential building land with the suggestion that this was the case at Glossop. Further evidence for this is the creation of Park Crescent as part of the design on two sides of the park adjoining farmland, so as to create a carriage drive around the park.

A Manchester architect, Mr Murgatroyd, designed the hospital, baths, and lodges at the two entrances. The contractor for the hospital and baths was Samuel Robinson of Hyde, Cheshire and the lodges were built by Mr Ingham of Glossop. A bandstand and commodious shelter (now gone) were by Mr Thomas Inman of Stretford.

Samuel and Daniel Wood died before the official opening of Howard Park, originally to have been named Victoria Park, in June 1888, and the associated ceremonies were thus subdued. Wood's Hospital opened in January 1889 and Wood's Baths in February of the same year.

By 1898 some residential development had taken place to the east and south-west of the park and further development has taken place in the C20, with private gardens now extending to the east boundary of the park and houses facing towards the park across Park Crescent to the west.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Howard Park lies about 0.5km to the north-west of Glossop town centre. The c 5ha site, including the Baths and Hospital, rises from south to north. The area is now predominantly residential, with Wood's Baths sited at the south-west corner of the park and Wood's Hospital at the north-west corner. To the south the park is bounded by Dinting Road; to the east it abuts a triangular piece of land bounded by North Road to the east, this area being now in-filled with residential development. Milner's original concept of private gardens appearing to merge with the larger recreation ground has generally been maintained. This is particularly the case with Park Dene, whose grounds adjoin the lake at the south-east corner of the park; and to the east of the park where planting masks the boundary lines of late C20 housing which has replaced a Maternity Home. The west and north boundaries are formed by Park Crescent, with rising farmland to the north and mid to late C20 housing to the west. Railings remain along the boundary between the lake and Dinting Road, but if they were ever erected around Park Crescent they have now gone, leaving the road with the character of an unfenced country lane. Mature boundary planting rings most of the park but only a narrow strip of land separates the lake from Dinting Road so at this point water rather than planting forms the boundary. From the northern section of the park there are extensive views over Glossop and to moorlands to the south and east, punctuated by the tall chimney of the Baths. To the north there are glimpsed views to the rising ground leading up to Castlehill Wood to the north-west.

ENTRANCES AND APPROACHES The main entrance is from Dinting Road to the south, with the lodge and Baths to the south-west and the lake to the east of the principal path. A secondary entrance, also with a lodge, lies at the north-east

corner of the park at the junction of North Road and Park Crescent. Both entrances have simple ironwork gates and fluted cylindrical gateposts with spiked ball detail. The lodges are both of one-and-a-half storeys in natural stone with timber detailing to gables in Vernacular Revival style. The open boundary to Park Crescent allows informal access at various points and there is access from the private gardens of houses adjoining the park to the east.

PRINCIPAL BUILDINGS Wood's Baths are a dominant feature at the main entrance, which provides access to them. The entrance, like the other park buildings by Murgatroyd, is in natural stone with a greenish slate roof. The Baths however are in an Italianate style with arched clerestory windows and with an imposing 30m high tower designed to remove smoke from the boiler and vapour from the Baths.

Wood's Hospital is a low, E-shaped building on high ground at the north-west corner of the park and provides both a closing and focal point as it comes into view from paths leading up towards it through the park. The stone gables facing into the park, with their decorative tile detailing and greenish slate roofs, have been somewhat infilled and extended with flat-roofed extensions to each end. The park was intended to serve the dual purpose of public amenity and convalescent ground. The Hospital is now run by an NHS Trust.

GARDENS AND PLEASURE GROUNDS Howard Park is laid out with inter-linked serpentine paths screened by landform and planting to present a variety of views and punctuated with a number of formal and informal features. The 1898 OS map suggests the original pattern of paths remains largely intact. A stream runs through the centre of the park, tamed to form a series of cascades with rockworks, pools, and runs of varying character. In parts the stream is culverted over, with the banks levelled down so as to unite the two sides of the site.

From the main entrance a single path, flanked by two stone lions, one set in a raised planting bed, leads north to the Wood Memorial Fountain, erected in 1889 by the inhabitants of Glossop in memory of Samuel and Daniel Wood. Behind the fountain lies a small cascade and here the path divides. To the west the path winds uphill to run roughly parallel with Park Crescent, with screen planting to the west and grassed mounds to the east controlling the views, to a central viewpoint marked by a fountain basin in front of Wood's Hospital. The fountain has been removed and only the basin remains, used as a planter. An early to mid C20 glasshouse between the fountain and Park Crescent has been removed, leaving an unplanted space open to the road. Also set at the side of the path in front of the Hospital is a stone boulder, unearthed during construction of the park. Beyond this feature lies the watercourse, with cascades over rockwork and pools on either side of the path.

The east path from the Wood Memorial led originally towards a circular levelled area with bandstand and shelter, now replaced by a small children's playground and seating. This area thus remains as a resting point from which to view the lower areas of the park.

Although the ground slopes quite steeply, the only set of steps within the park climb northwards from the playground to a path leading towards the entrance from North Road. The path is enclosed with belts of dense planting interspersed with areas of open grass. Paths in the central area of the park are treated in a similar way, giving a selection of routes along and over the various water sections and between densely planted areas. A feature of the principal paths is a half-round earthenware channel set on either side to carry away rainwater.

In the south-east the calm expanse of the small lake contrasts with the more intimate, enclosed areas and the noise of rushing water found elsewhere in the park. Milner added a small island to the existing reservoir and elongated its outline to the north-west where the stream enters.

The park is planted with a variety of shrubs and trees and the combination of deciduous and non-deciduous species, generally in dense groups, contrasts well with the sloping lawns and moving water, in accord with the original design as indicated on the 1898 OS map.

REFERENCES

North Derbyshire and North Cheshire Advertiser, 22 June 1888 The Glossop Dale Chronicle, 23 June 1888 R Hamnett, Notes on the History of Glossop (originally published 1913-14 in the Glossop Chronicle; transcription copy held at Glossop Library), pp 127-30 G F Chadwick, The Park and The Town (1966), pp 106, 108 J Scott et al, Glossop Dale, Manor and Borough (1973), p 85 J Bakewell & Dist Hist Soc (Jan 1982), pp 88(95 Glossop Heritage, (Glossop Heritage Committee c 1985), p 35 J Hamner and D Winterbottom, The Book of Glossop (1991), pp 97-103 M Buxton-Knott, Reflections of Glossop (1995), p 46 M Buxton-Knott, More Reflections of Glossop 1950-1974 (1996), p 36

Maps OS 6" to 1 mile: 1st edition published 1881 OS 25" to 1 mile: 2nd edition published 1898

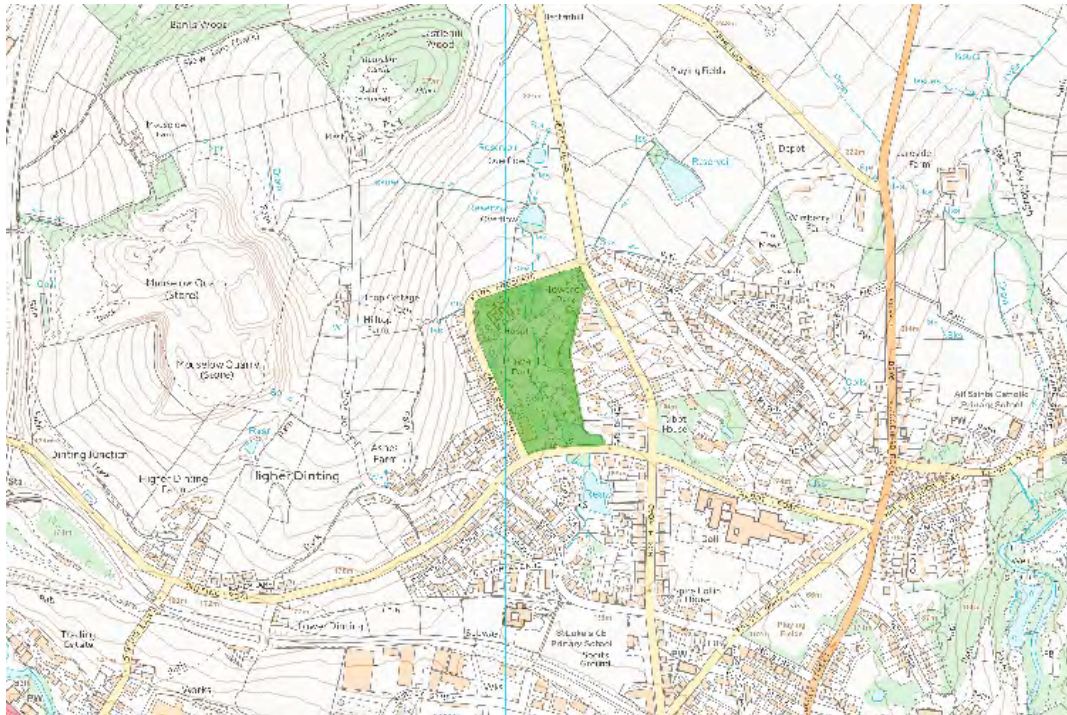
Description written: November 2000 Amended: January 2001 Register Inspector: HMT Edited: May 2001

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SK 03061 94968

Map

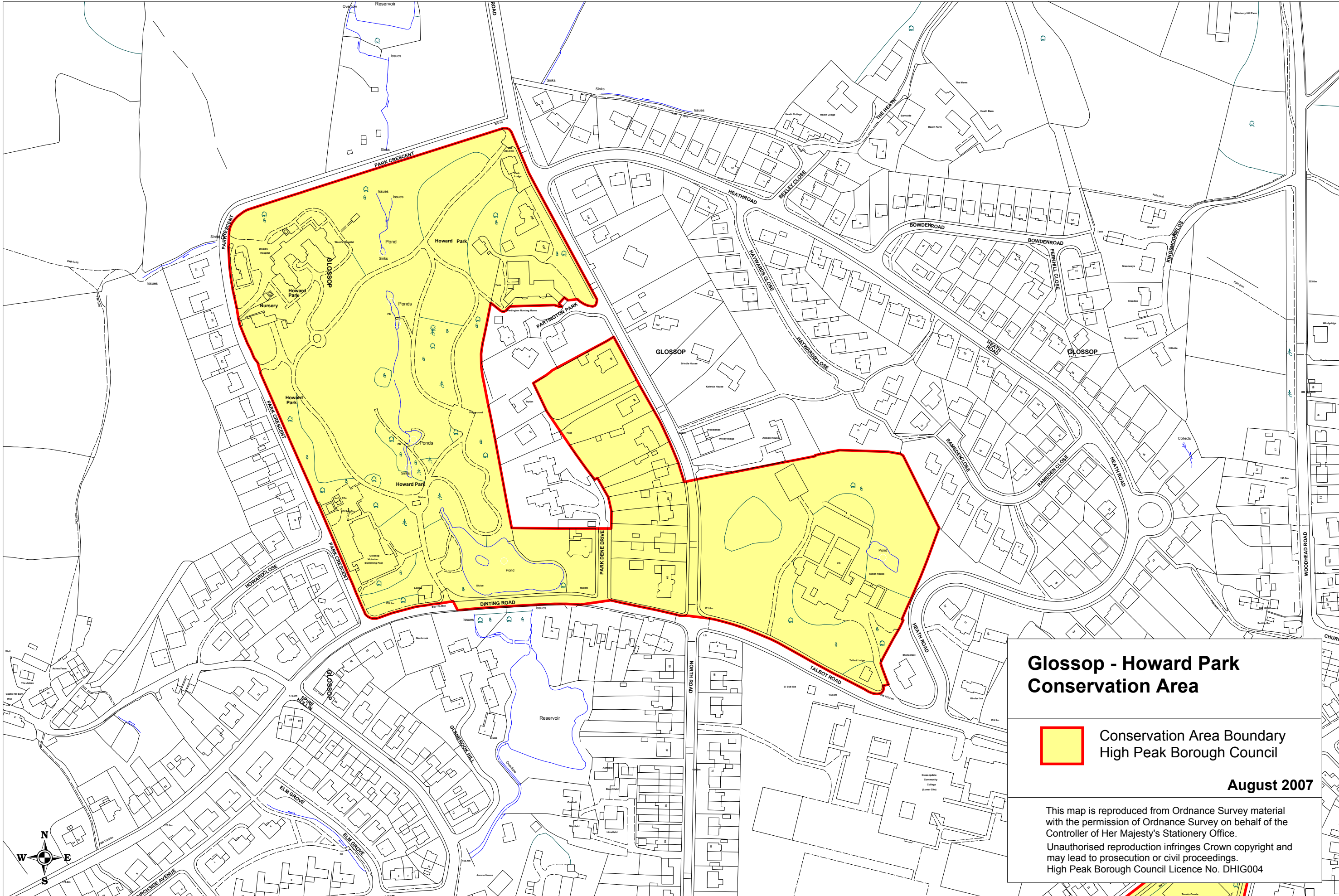


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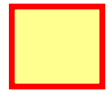
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Appendix II – Conservation Area Boundary



Glossop - Howard Park Conservation Area

 Conservation Area Boundary
High Peak Borough Council

August 2007

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Appendix III – Contextual Photographs

