

Proposed Subdivision and Conversion to Apartment Units at:

**Northern Glass Works, Manor Park Road, Glossop, SK13 7SH**



**Design and Access Statement  
(Revision A)**

## Introduction



**Figure 2:** Site location plan showing site outlined in red.

**(Figure 1 (to cover):** Front elevation of building to Manor Park Road).

The site is located on Manor Park Road in the Old Glossop area of Glossop, Derbyshire, about half a mile from Glossop town centre and less than a quarter of a mile from the A57 Sheffield to Manchester main road. The site is currently occupied by the Northern Glass Works unit which itself is in a former chapel and more recent extension to the east of the site. The area itself is chiefly residential with a primary school within a quarter of a mile, and local amenities (shops, railway station, etc.) within a half hour walk from the site. The immediate setting is residential with dwellings to the north and the site adjoins and south. Some vehicular parking space exists within the site to the Manor Park Road elevation. Immediately to the rear is a cricket club with its access road to the south of the site. The building is Grade II Listed and a separate Heritage Impact Assessment has been prepared and submitted to the authority.

## Description of Proposed Works



**Figure 3:** Existing southern elevation showing original chapel and single storey recent extension to the rear.

The pre-application consultation which this statement accompanies is for proposed works as outlined below:

- Sub-division of the existing industrial premises (planning use class E(g)(iii)) into 3no. dwellings (planning use class C3(a)) to Ground and First Floors (including new First Floor to former chapel area);
- Retention of part of the building to form office (planning use class E(c)(iii));
- Internal layout alterations to enable change of use;
- Installation of mezzanine floor to former chapel part of the building;
- Replacement of windows to entire building as noted on elevations.

The above is shown on drawings which have been submitted with this pre-application consultation, these being:

- Drawing numbered: 2120L:01 Existing Ground Floor Plan;
- Drawing numbered: 2120L:02 Existing First Floor Plan;
- Drawing numbered: 2120L:03 Existing Roof Plan;
- Drawing numbered: 2120L:04 Existing Elevations;
- Drawing numbered: 2120L:05 Existing Site Plan;
- Drawing numbered: 2120L:11B Proposed Ground Floor Plan;
- Drawing numbered: 2120L:12B Proposed First Floor Plan;
- Drawing numbered: 2120L:13B Proposed Roof Plan;
- Drawing numbered: 2120L:14B Proposed Elevations;
- Drawing numbered: 2120L:15B Proposed Site Plan;
- Drawing numbered: 2120L:500 Existing Site Plan;
- Drawing numbered: 2120L:500 Proposed Site Plan;
- Drawing numbered: 2120L:1250 Site Location Plan.

## Key Statistics and Information – Applicant and Agent

|                                 |   |   |
|---------------------------------|---|---|
| <b>Local Planning Authority</b> | - | High Peak Borough Council   |
| <b>Site Address</b>             | - | Northern Glass Works<br>Manor Park Road<br>Glossop<br>Derbyshire<br>SK13 7SH  |
| <b>Applicant</b>                | - | Mr. K. & Mrs. A. Knott  |
| <b>Agent</b>                    | - | R. A. Grundy Architectural Services Ltd.<br>30 Park Road<br>Hadfield<br>Glossop<br>Derbyshire<br>SK13 2AH<br><br>Tel.: (0774) 501 3862<br><br>E-mail: grundyglossop@outlook.com |

**R. A. Grundy Architectural Services Limited** have been instructed by Mr. & Mrs. Knott to submit a pre-application consultation on their behalf and thus Mr. Richard Grundy is acting as her agent for the purposes of the planning application. Mr. & Mrs. Knott are freeholders of the site.

## Key Statistics and Information – Areas

|               |           |              |            |              |
|---------------|-----------|--------------|------------|--------------|
| <b>Unit 1</b> | GIA:      | Ground Floor | =          | 109.7 sq. m. |
|               |           | First Floor  | =          | 23.9 sq. m.  |
|               |           | Total        | =          | 133.6 sq. m. |
| Occupancy:    | Bedroom 1 | =            | 2 persons  |              |
|               | Bedroom 2 | =            | 2 persons  |              |
|               | Total     | =            | 4 persons  |              |
| Storage:      | Store     | =            | 0.5 sq. m. |              |
|               | U/S Store | =            | 1.6 sq. m. |              |
|               | Total     | =            | 2.1 sq. m. |              |

  

|               |           |              |            |             |
|---------------|-----------|--------------|------------|-------------|
| <b>Unit 2</b> | GIA:      | Ground Floor | =          | 76.8 sq. m. |
|               |           | Total        | =          | 76.8 sq. m. |
|               |           |              |            |             |
| Occupancy:    | Bedroom 1 | =            | 2 persons  |             |
|               | Bedroom 2 | =            | 1 person   |             |
|               | Total     | =            | 3 persons  |             |
| Storage:      | Store     | =            | 2.6 sq. m. |             |
|               | Total     | =            | 2.6 sq. m. |             |
|               |           |              |            |             |

  

|               |           |             |            |             |
|---------------|-----------|-------------|------------|-------------|
| <b>Unit 3</b> | GIA:      | First Floor | =          | 58.8 sq. m. |
|               |           | Total       | =          | 58.8 sq. m. |
|               |           |             |            |             |
| Occupancy:    | Bedroom 1 | =           | 2 persons  |             |
|               | Bedroom 2 | =           | 1 person   |             |
|               | Total     | =           | 3 persons  |             |
| Storage:      | Store 1   | =           | 0.6 sq. m. |             |
|               | Store 2   | =           | 1.9 sq. m. |             |
|               | Total     | =           | 2.5 sq. m. |             |
|               |           |             |            |             |

**Figure 4:** GIA, occupancy and storage for each dwelling proposed.

Building areas below are measured and recorded in accordance with the standards set out in European Standard EN 15221-6 (where plans permit) although are approximate based on the plans submitted with this planning application:

Total existing plot area as outlined on Site Location Plan on submitted drawings = 423.1 m<sup>2</sup>

### Following proposed sub-division:

Footprint of proposed office unit in planning class E(c)(iii) use = 9.6 m<sup>2</sup>

Footprint of proposed 3no. dwellings to be in planning class C3(a) use = 314.7 m<sup>2</sup>

The dwellings and proposed occupancy numbers have been designed and allocated area as set out in DCLG publication: 'Technical housing standards – nationally described space standard' and values are shown to the left of the page.

## Site Setting



**Figure 5:** The rear of the site (eastern elevation) viewed from the cricket ground; the site boundary is on the line of the rear elevation with the shipping containers visible being the property of the cricket club.

As aforementioned the site is immediately bounded by dwellings to the north and south (the immediate southern dwellings also being in a converted chapel), whilst there is office accommodation, public houses, public amenity space and industrial sites all within 500 sq.m. radius of the site. The building sits within close proximity to the Old Glossop Conservation Area but does not share a boundary with the area.

The site itself is accessed of Manor Park Road, which serves several other dwellings nearby, the road being in good repair and has good visibility.

## Use

The scheme represents an opportunity to increase the housing stock without the necessity to increase built footprint. The current use of the building as a preparation workshop for the cutting and framing of glazing has been ongoing for many years. However, given the constrained accesses both to the site and the building (considering that the external iron work boundary treatment forms part of the setting and heritage of the original chapel) the operator is finding it increasingly difficult to undertake the operation whilst operating within the scope of current demands and working practices associated with the glazing industry. Thus the operator has examined several potential uses of the building and given the sites situation within a principally residential area the conversion to residential use provides for a future use aligned with the setting.

Further industrial use was examined but given the significant constraints presented by the sites setting not just to access the building, but also to access the site off Manor Park Road this has proven to not be feasible without significant modification of the listed building – changes which ultimately would lead to the loss of the streetscape appearance and deprive the area of this listed building.

## Amount

The building can accommodate three dwellings when compared against the National Space Standards and the existing site can provide some parking provision and refuse bin storage. The three dwellings have been designed to respect the layout of the building which is roughly formed of the original chapel and a rear extension of more industrial and modern appearance.

It was felt that the conversion and subdivision would provide further quality accommodation in the Old Glossop area and the space formed meets the requirements of the National Space Standards in terms of storage space and bedroom widths. The proposed accommodation would be ideal for professionals, key workers and others who prefer to live outside Manchester or Stockport and away from high traffic volumes; its location makes it ideal for both local workers and commuters with the nearby frequent rail service to Manchester from Glossop being within ten minutes walking distance. There is also a local bus service which calls at the junction of Manor Park Road and Sheffield Road (less than two minute walk from the site) whilst a greater range of destinations are available for bus travel from nearby Henry Street in Glossop town centre. The levels of vehicular and pedestrian traffic caused by the development will be marginal and should not put any strain on the road network locally, or pose a hazard to the existing vehicular or pedestrian traffic.



## Layout

As aforementioned the existing layout of the building has been respected with the units and their extents designed around the existing plan layout of the building. The existing accesses have also been used to form the accesses to the new dwellings and office unit. This has enabled the focal entry to the largest of the three dwellings to be maintained using the current principal entrance and focal point of the building to Manor Park Road.

It is proposed that the frontage is fully retained in its current appearance with no alterations to the large vertical windows to the Manor Park Road elevation by the use of mezzanines and feature full height ceilings.

Meanwhile the newer part of the building is home to the office unit, Unit 2 and Unit 3. Using the buildings plan layout and floor space to this section of the building it has been possible to provide three units all with different numbers of accommodation to provide a real mix in the accommodation offering provided whilst making the most of the existing structural openings.

Unit 1 has also been designed to provide a protected escape route for the purposes of Approved Document B of the building regulations (fire safety), this enabling a flexible approach to how the windows to bedrooms are treated. Rooflights have been proposed to the 2no. bedrooms to Unit 1 to provide natural light on a new mezzanine deck designed to minimise disturbance of the existing timber floor.

## Scale

There is no alteration to the scale of the buildings represented by the proposal.

As the building is existing the proposed works do not increase the built footprint and considering the scheme in tandem with a fire strategy and the National Space Standards the division can be achieved simply and without detriment to the character of the buildings whilst providing high quality residential accommodation with a small office unit.

## Landscaping



**Figure 6:** The front elevation with the iron work noted in the listing visible.

Externally the site is hard surfaced, and no change is envisaged to this arrangement so as to preserve the existing appearance from Manor Park Road with no new boundary treatments proposed which would be to the detriment of the appearance of the existing iron work railings to the Manor Park Road elevation.

## Appearance

Principle changes to the external appearance of the building currently proposed are as follows and are shown graphically on the drawings submitted (excluding removal of the Northern Glass Works signage):

- 1) Replacement of the large vertical windows to the side elevations of the former chapel portion of the building as shown on the elevations.
- 2) Three windows to the more recent random stone single storey section to the south east of the site are proposed to have cill and head levels maintained to the side elevation with the use of opaque glazing to maintain privacy to the nearby existing flats. The rear window to this area has altered cill and head heights; given the low, squat nature of this part of the building the alteration of the window provides a pleasing appearance, does not detract from the chapel portion of the building and enhances the living accommodation it serves.

## Mitigation to Protect Existing Character

The design has been formulated to the minimise the changes to the front and side elevation of the chapel portion of the building and thus cause no detriment to the Manor Park Road street scene. The changes to the side elevations have also been designed to not cause any detriment or significant alteration to the building overall and consider the importance particularly of the chapel portion.

A Heritage Impact Assessment has been prepared and Heritage Advisor maintained as part of the design team to assist with the evolution of the scheme.

Additionally a pre-submission consultation was entered into with the local authority and the scheme has been amended to confirm with the recommendations received, these chiefly being as follows:

- 1) Removal of all uPVC framed windows and replacement with timber frames;
- 2) Minimisation of disruption to the Ground Floor of the former chapel with retention of the existing timber floor;
- 3) Retention and continued exposure of the timber panelling to the Ground Floor of the former chapel;
- 4) Reduction of the number of bedrooms to Unit 1 to provide a reduction in the mezzanine side;
- 5) Maintaining of the full height space to the existing ceiling of the former chapel;
- 6) A scheme which allows for the retention of the configuration to the former chapel windows which will be replaced as part of the scheme.

This revised statement and the accompanying drawings reflects the outcome of the consultation with the local authority and our further refinement of the scheme

following receipt of said consultation report, aligned with the recommendations from our heritage advisor to implement the changes in a satisfactory manner

## Transport

Glossop railway station is within ten minutes walk of the site whilst local buses serve Old Glossop and other bus services to hospitals and other local amenities are available at the Sheffield Road/Manor Park Road junction, less than five minutes walk from the site. Glossop Leisure Centre and Howard Park Swimming Pool provide exercise facilities again within ten minutes walking distance. The nearby Manor Park and Mossy Lea offer outdoor recreation opportunities.

Car parking is proposed on the existing hardstanding following the removal of the existing container to the front elevation. The level of parking provided is commensurate to the accessibility of local transport links and amenities. A secure and undercover bicycle store is also proposed with easy access from Manor Park Road to encourage Active Travel.

✉ : [grundyglossop@outlook.com](mailto:grundyglossop@outlook.com)

☎ : 0774 501 3862

R.A.Grundy Architectural Services Limited  
30 Park Road  
Hadfield  
Glossop  
SK13 2AH