

0937 - Design Access Statement for proposed two storey rear extension

78a High Street East, Glossop, SK13 8QA

Mr & Mrs Shackleton

Date: 01/02/23

Proposal:

Demolition of existing outrigger one storey extension, and construction of new two storey extension in its place.

Existing Site

This is an end terrace house built approx. 1800. It comprises three storeys and a basement. The original house is faced in coursed stone. A rear outrigger extension built approx. 1910 is faced in brick at the rear, and red cementitious render on the side. It is supported on a steel beam which also supports the outrigger extension on the adjoining property. This extension contains the kitchen of the property.

The house is located on the end of a terrace of 4 houses. Another terrace of 4 houses continues along the street. Most of the houses have similar frontage except one which has a shop front. The adjoining property has a matching outrigger extension although the height is different so there is a step in the roof. The next property in the terrace has a much larger rear extension.

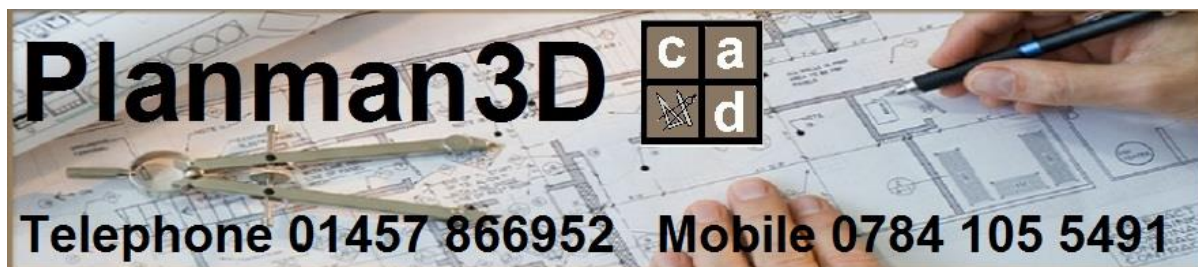
At the back of the property is a shared garden at the same level as the basement, enclosed by a brick wall. Steps from the ground floor kitchen give access into the yard. The space under the outrigger extension is used for storage.

A driveway gives access to the yard to the rear of the garden of the property, this runs between 78a and 80. The driveway and yard is owned by a neighbour. The applicants have right of access as they own one of the garages off this yard.

Windows on the front of the property are UPVC. Windows on the side and rear extensions are timber framed. Doors are made of timber. The main roof and the roof of the outrigger is tiled in concrete.

Use

The proposed extension will replace the existing outrigger extension. This will continue to be used as the kitchen. A second storey will be added for an additional bedroom, and the space under the extension will be walled in to create additional basement and storage space.



Scale/Appearance

The proposed extension be built on the same footprint as the old extension but extending an additional 0.5m to the east of the property. This will be set back 0.5m from the driveway and will not alter the dimensions of the driveway. There is still a step back from the main part of the property.

Windows and doors will be timber and the roof of the proposed extension will be tiled in concrete to replicate the current roof and match the outrigger extension roof on the adjoining property.

A window to the second floor to serve the proposed landing, will overlook the driveway; but will not directly overlook the gardens of the terraced properties to the east. It will be directly facing the easterly neighbour's gable end.

The extension will be faced in brick, matching the existing and the remaining outrigger extension adjacent.

Access / Layout

Internal access to the proposed ground floor extension will be unchanged. Internal access to the proposed first floor extension will be from the existing first floor via a level threshold.

External access to the basement will be unchanged, via the existing entrance to the back garden. External access to the ground floor extension will be the existing steps. These may need to be temporarily removed to facilitate building work but will be rebuilt to the same design.

Landscaping and Sustainability

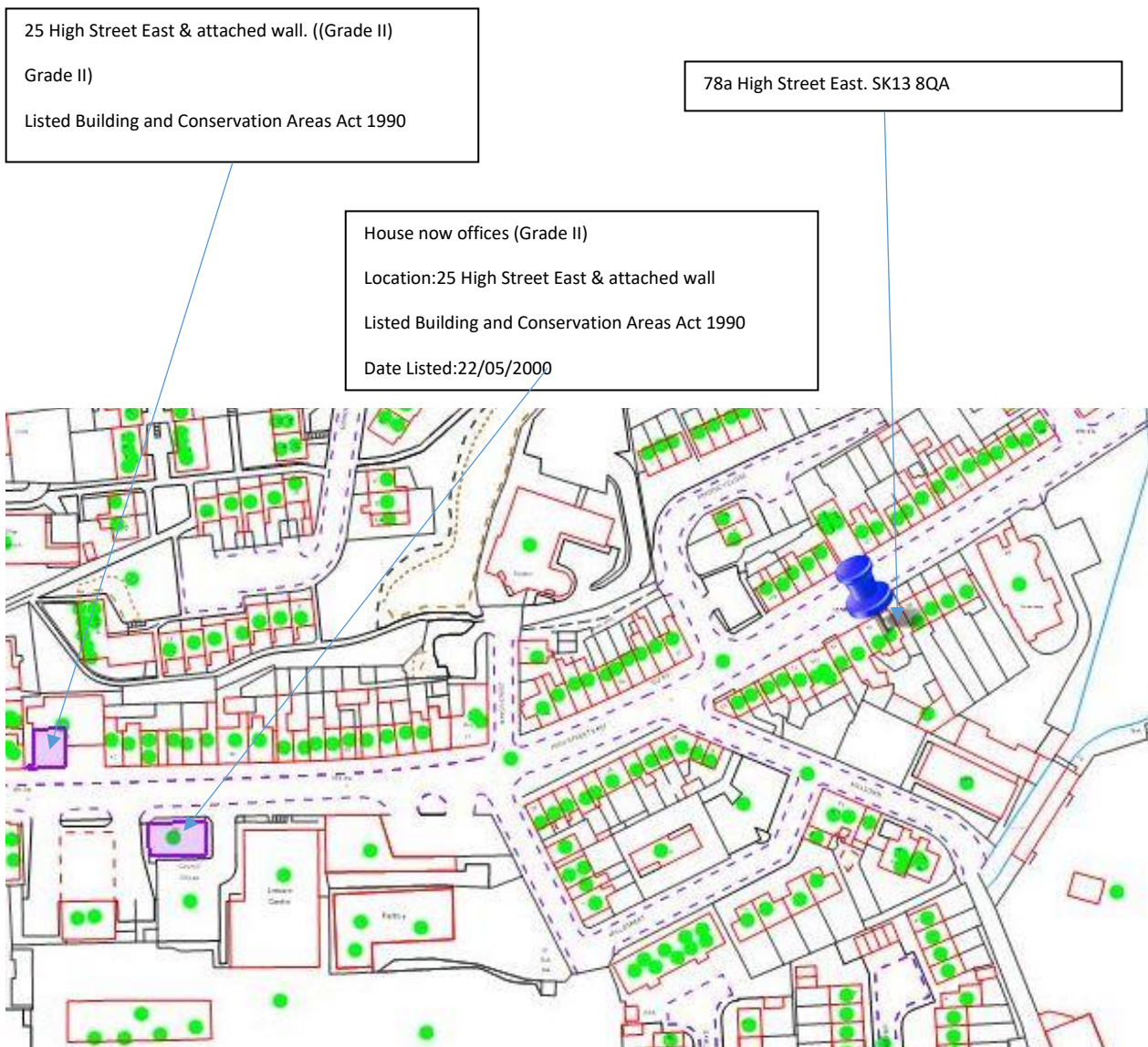
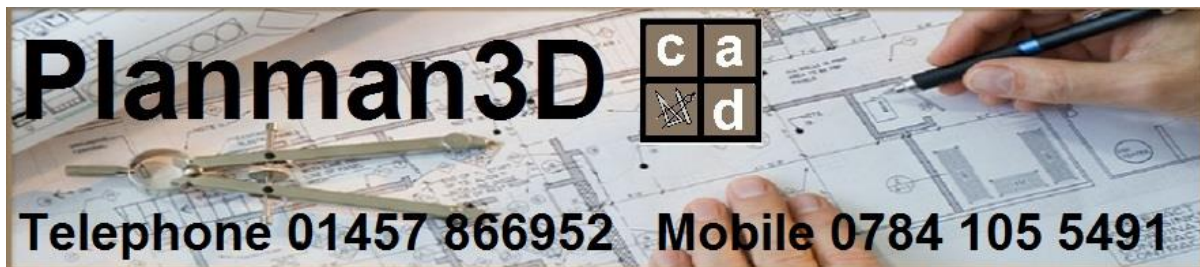
N/A

Heritage Assets

This property is in the Howard Town Conservation Area. The character of this area is predominantly residential. The overall appearance of the front elevations is generally similar, but with rather more variety to the rear.

The proposed extension will only be partially visible from the road in oblique views between the narrow gap between this property and the easterly neighbour and will not have a significant impact on the appearance of the property.

As the proposal is an enlargement of the existing extension dating from the c1910, reclaimed brick has been chosen for the facing so as to be sympathetic to the adjacent architecture dating from the same period, and to extend the conversation that these austere developments have with the more majestic stonework, dating back a century. This is commonplace around Glossop and part of the town's characterful past as a mill town which has never stood still in time.



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