

Plan:8 Town Planning Ltd

Design and Access Statement with Heritage Statement

Proposal: Erection of a Replacement Dwelling

Site Address: 40 Glossop Road, Charlesworth, SK13 5EZ

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Prepared for Mike Street



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Site, Proposal and Concept

The property is an existing single storey bungalow with front, side and rear garden which fronts Glossop Road, the street being to the west. The site slopes down from the rear boundary at the back of the rear garden down toward the boundary with Glossop Road. There are some trees on the northern and eastern boundaries. The existing bungalow appears postwar and does not enhance the site itself or the character of the wider area, it is shown as a neutral building in the Townscape Analysis of the Charlesworth Conservation Area Appraisal.

The buildings along Glossop Road all follow the historical pattern of the main road whereas the modern houses opposite are built to a 1970's type layout. The subject property fronts Glossop Road but does not respond to the materiality or scale of other buildings in the conservation area. Housing to the southwest varies in height with two storey terraces fronting Glossop Road and closer to the application site there are more imposing heritage assets at 36 and 38 Glossop Road which are substantial in width height and projection to the rear.

The proposed development involves demolition of the existing single storey dwelling and replacement with a two storey dwelling. Means of access will remain as it is now. The proposed house would be two storey with four bedrooms at first floor and a lounge, family room and large kitchen dining family room to the rear. There would also be a single storey garden room. The proposal is designed to be in keeping with materiality of the local area and in keeping with the height of the adjacent property at 36 and 38 Glossop Road. A single storey outrigger is proposed to provide family space at ground floor level.

Design and Access

This section of the statement responds to the Design and Access considerations as suggested appropriate in best practice guidance.

Amount

The proposal is for a replacement dwelling. There is one dwelling on site now and there will be one dwelling on site following this proposal.

Layout

The house would have an overlapping footprint to the existing dwelling. It would front Glossop Road and have a similar size rear and side garden to the existing house.

Scale

The proposal is to be a two storey dwelling.

Appearance

The design is envisaged to complement the existing streetscene. The quality of its design and appearance will not harm the street scene, the materials and design matching the wider area.

Access

The proposed access is exactly the same as the existing access – there is no change proposed.

Heritage Planning Policy Framework and Appraisal

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an environmental role.

Paragraph 189 of the NPPF advises that planning applications submitted relating to Heritage Assets should bear in mind any designation records and other records. The subject property is within the Charlesworth Conservation Area. It is not listed either on the statutory list or local list. The property is defined as being within the Lower Charlesworth Character Area. The Lower Charlesworth area is defined as being: *“Lower Charlesworth lies along the Glossop-Marple Road and the lower part of Town Lane and is largely a development of the cotton industry. The area consists of small rows of stone terraces, the parish church and the Baptist Chapel, two pubs and the village school buildings, surrounded on the south by fields and on the north and north-west by 20th century housing. The character of the area is again enhanced by open views. The two areas meet at Town Lane.”* (Charlesworth Conservation Area Character Appraisal, Adopted October 2010, p48).

The appraisal notes there are 4 key buildings in the lower Charlesworth Charter area. The subject property is not included nor are any adjacent buildings. The Particular Baptist Chapel is within sight of the application property, to the north along Glossop

Road, but is separated by open space and a terrace of six houses which are all two storey.

In terms of character the Charlesworth Conservation Area Character Appraisal notes that some of the main features of Special Interest of the Charlesworth Conservation Character area are:

- buildings are generally of two or three storeys
- buildings are also generally of two to three bays
- buildings are generally either detached or terraced
- building materials are mostly local gritstone
- roofs are generally pitched and covered in local gritstone slates or blue slates
- chimneys are either stone or red or black brick with clay pots
- building style is generally vernacular with some polite architecture with a range of styles represented, including Classical, Gothic Revival and English Revival

The existing building is single storey, is not constructed from materials generally found in the Conservation Area and is of a building style unlike other buildings in the local area. Clearly the existing bungalow at 40 Glossop Road does not conform to the special characteristics of the Conservation Area.

In assessing the special interest of the Conservation Area the character appraisal states in section 4.99 that: *“There are no neutral areas within the Conservation Area”*. This is slightly at odds with the Townscape Appraisal Map which includes the subject property 40 Glossop Road as a neutral building, as shown in the extract below.

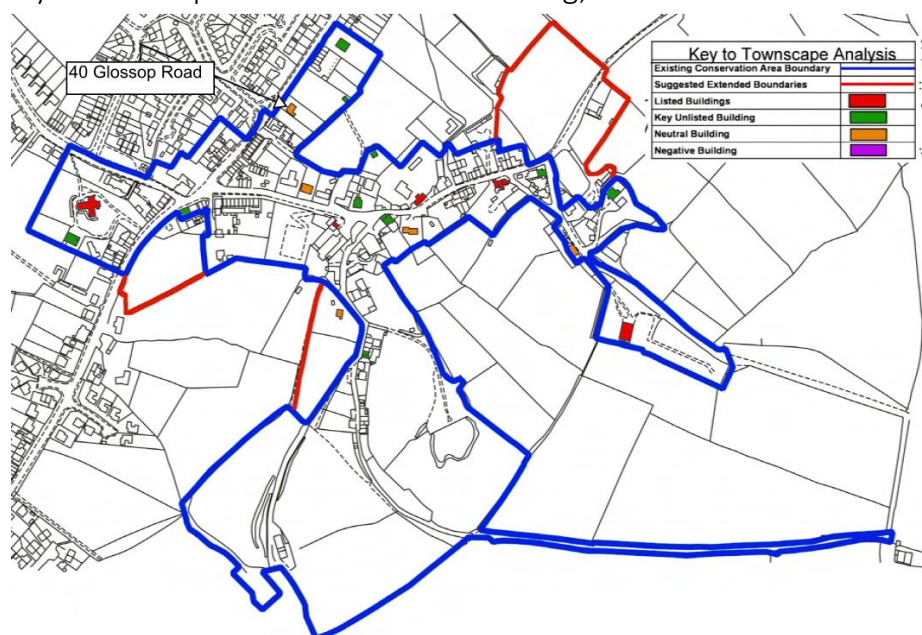


Figure 53 Townscape Appraisal of Conservation Area and Proposed Extensions

Advice on neutral buildings is provided in paragraph 4.64:

“Neutral Buildings. These are often 20th century buildings that do not preserve the character of the Conservation Area in their building design or form, even where they make use of local materials. These buildings are unobtrusive, do not stand out and usually respect the topography and scale of the surrounding building form. Neutral buildings are also occasionally older properties that have been heavily altered and, for this reason, no longer preserve the character of the Conservation Area.” (Charlesworth Conservation Area Character Appraisal, Adopted October 2010, p34).

There is no other commentary specifically relating to the subject property. It is clear though that all of the buildings not highlighted on the Townscape Appraisal map are to be treated as having a positive impact on the Character and Appearance of the Conservation Area. Number 40 Glossop Road, as with other neutral buildings, does not preserve the character of the Conservation Area. The existing property is not two storey and is not in a design or in materials that reflect the character of the area. The existing dwelling does not enhance or preserve the Conservation Area and as such the proposal to demolish the existing bungalow will not harm the architectural or historic qualities of the conservation area.

The proposed building of a two-storey house should therefore be appropriate subject to the impact upon the heritage asset, in this case the Conservation Area. This would be an assessment against High Peak Local Plan policy EQ7, the NPPF and specific guidance and advice within the Charlesworth Conservation Area Character Appraisal, Adopted October 2010. We shall not repeat those policies in this statement but will refer to them. Policies and guidance generally seeks to preserve or enhance the Conservation Area with a focus on whether new development respects the character and setting of the Conservation Area. Clearly the detailed assessment of the Conservation Area Appraisal should be borne in mind when designing and assessing new development in the Conservation Area.

With this in mind we return to the main features of Special Interest of the Charlesworth Conservation Character area which are:

- buildings are generally of two or three storeys
- buildings are also generally of two to three bays
- buildings are generally either detached or terraced
- building materials are mostly local gritstone
- roofs are generally pitched and covered in local gritstone slates or blue slates
- chimneys are either stone or red or black brick with clay pots

- building style is generally vernacular with some polite architecture with a range of styles represented, including Classical, Gothic Revival and English Revival

In response we acknowledge that the proposal will change the appearance of the development site. The proposed house will be two storey and will have two bays with central bay – so three bays overall. It is also proposed to be detached and will be finished in local gritstone to the front elevation with gritstone tiles to the roof. The architectural style is to have stone headers and cills with mullion windows. A porch detail is added which many of the terraced houses have in the area. Furthermore, the height and scale will be similar to the houses at 36/38 Glossop Road immediately to the south west. We consider that the proposal has borne in mind the character and appearance of the Conservation and would be a suitable addition to the site and character of the Conservation Area.

The proposal will have a greater visual impact when viewed from the street, adjoining private gardens and houses and from open fields. We suggest though that the overlapping footprint means that the change in terms of view is limited to in effect an additional storey. Most houses in the area, as shown in the Conservation Appraisal, are two storey and of similar form and materials to that proposed. We suggest that the limited change on site would not be unexpected and that the proposal will blend well into the site and to the context and character of the Conservation Area.

We also note the application site is not functionally linked to the curtilage of any listed or locally listed building. The proposed two storey house will not cause loss or negative change to views of or sequential views toward any listed buildings. As such we consider that the proposed development will not result in harm to the setting of the listed buildings.

Further in terms of the impact upon the historic environment the guidance surrounding setting of heritage assets is given in the NPPF: *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”* (Glossary, NPPF, 2015).

Government guidance explains that an assessment of the impact upon heritage assets needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. The definition of

Significance (for heritage policy) is: *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* (Glossary, NPPF, 2015).

It seems appropriate to consider the setting over time and the proposed development in context of all current surroundings. There have been changes to many properties in the area. This proposal will retain the significance of the heritage asset (The Conservation Area) given that the values described of Special Interest in the Conservation Area are brought into the design proposed at this site. The proposal here will have such a limited impact upon the character of the heritage assets, and not harming views over the site, that the proposal will result in less than substantial harm. In fact we do not consider there will harm caused from the removal of a neutral building and replacement with a building that follows the character principles of the Conservation Area. As a result, in response to the framework we conclude the degree of harm is not significant.

The NPPF confirms at Paragraph 196 that: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.....” (Para 196 , NPPF).

The benefits of the proposal are provided by an improved dwelling that has a beneficial impact upon the street scene. Furthermore, there will be a positive impact upon for the economic impact of the area with local building contractors gaining employment. The proposal makes efficient use of land within the existing built up area without causing harm to heritage assets.

The scheme can be considered in accordance with High Peak Planning Policy and the NPPF. Our assessment of the site, surrounding area and proposal has reflected advice within local policies and the NPPF. The applicant respectfully requests positive consideration from the Local Planning Authority.