

Heritage & Design and Access Statement

23 Back Lane, Charlesworth, Glossop, SK13 5HJ

1.0 Introduction

This statement forms part of the householder planning submission for the first floor rear extension to 23 Back Lane, Charlesworth



Front view of the property - 23 Back Lane

2.0 The Existing Building

The house sits within the Charlesworth Conservation Area on Back Lane, Charlesworth. The conservation area was designated by the High Peak Borough Council in 1976 and extended in May 1997.

The property dates back to 1857 and sits within the Higher Charlesworth Character Area. The cottage is constructed of coursed gritstone with a slate roof. The stone mullioned windows are side opening with UPVC frames.



Rear view of the property - 23 Back Lane

3.0 Heritage significance

The house in question sits in the Charlesworth Conservation Area, a conservation area designated in 1976.

4.0 Impact of the proposals

The impact to the heritage aspects of the building and surrounding area will be negligible, the proposed extension sits to the rear of the property on an existing single storey rear extension. The materials proposed for the first floor element will match the existing host dwelling.

5.0 Conclusion

The scheme seeks to improve the property so that it will be more accommodating to the needs of the occupants. The proposed extension will enlarge an existing bedroom which will be used by the clients two small children. This will allow the family to remain in the house, continue to attend the local school and help preserve it for future generations by ensuring that individuals living in it are maintaining and caring for it.

We believe that the scheme proposed deals with the host building sympathetically in terms of massing, materials and detail. We feel that this statement and supporting information justify the proposal which preserves and enhances the existing protected building.