

FORMER SHIRE HILL HOSPITAL, GLOSSOP

Design Concept Rationale

EXISTING CONTEXT

In support of the revised concept design, an additional context assessment has been undertaken, to establish existing character and architectural details within the immediate vicinity of the development site.

Glossop itself is built predominantly of the local Millstone Gritstone which tends to be a pale buff colour. The roofs were traditionally covered with stone slates, though many have been replaced with blue slates in the 20th century and more recent buildings are generally roofed in slate, or with modern concrete tiles.

The existing context immediately to the south is characterised by a predominantly detached modern estate built in the 20th century, these properties feature reconstituted stone and concrete roof tiles.

Existing development further south, to the north of Church Street, features traditional properties built circa 1900. These properties predominantly feature Victorian style 'mill works' terraced dwellings. Architectural details include deep window apertures

with concrete window heads and sills, simple door surrounds and chimneys.

This assessment establishes that a variety of housing forms are present within the vicinity of the site. As such, the proposals have been designed to replicate this form, comprising higher density terrace properties to the lower parcel with lower density detached to the northern parcel.

The design for the northern parcel, being 4 bedroom detached, is more akin to the grand villas found within the borough, whilst referencing existing context, as demonstrated adjacent. It is acknowledged that larger villas are more commonly found within Buxton, however, the strong vertical emphasis engrained into the period properties is considered appropriate in this setting, as it complements the modern interpretation and balances the wider footprints.

Furthermore, the protruding gables offer a degree of character and interest which will positively contribute to the wider setting and views of the site.

LOCATION PLAN



EXISTING CONTEXT REVIEW



CURRENT DESIGN - Northern boundary street scene - Plots 16 - 19



PROPOSED DESIGN - Northern boundary street scene - Plots 16 - 19



TRADITIONAL TO CONTEMPORARY



Existing development to the south comprises circa 20th century housing. Architectural details include, gable fronted projections, gable pediments, square bay windows, and garages which extend outwards from the building (covered by either mono pitch or hipped roofs). The revised design concept utilises a similar roof and eaves line, although a simplified design approach creates a modern form.

Existing development further south, off Blackshaw Road comprises higher scale and density development, which is more vertical in emphasis and includes a continuous gable fronted roof form. The revised concept utilises this strong vertical emphasis to balance with the wider massing, whilst addressing the site topography. It is considered that the design creates a distinct form which will positively contribute to the wider setting.

Eastern boundary street scene - Plots 20 - 22