



Proposed Single Storey Extension to:

4 Wesley Street, Old Glossop, Glossop, SK13 7RY



Design and Access Statement
Heritage Statement
Flood Risk Analysis

Introduction

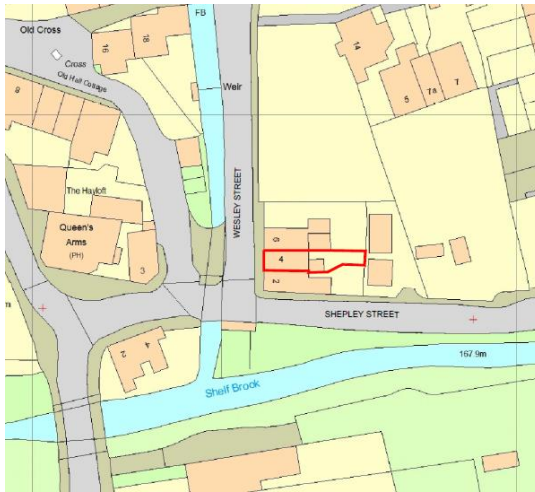


Figure 2: Site location plan showing site and remote amenity area outlined in red.

(Figure 1 (to cover): Rear elevation of building with modern single storey extension to left of picture proposed for demolition).

The site is located on Wesley Street 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 a three storey dwelling with amenity space to the rear. The building forms the middle dwelling to a row of 3no. terraced properties. The area itself is 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 all directions, industrial buildings to the east and a public house less than 50 metres to the west.

Description of Proposed Works



Figure 3: Existing single storey part of dwelling to be demolished.

The planning application which this statement accompanies is for proposed works as outlined below:

- Demolition of existing non-original single storey part of property to the rear;
- Construction of new single storey extension to the rear of the property.

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

- Drawing numbered: 2408:01: Existing Plans;
- Drawing numbered: 2408:02: Existing Elevations;
- Drawing numbered: 2408.11A: Proposed Plans;
- Drawing numbered: 2408.12A: Proposed Elevations;
- Drawing numbered: 2408:500 Existing Site Plan;
- Drawing numbered: 2408:500 Proposed Site Plan;
- Drawing numbered: 2408:1250 Site Location Plan.

Key Statistics and Information – Applicant and Agent

Local Planning Authority	-	High Peak Borough Council
Site Address	-	4 Wesley Street Old Glossop Derbyshire SK23 7HR
Applicant	-	Jo Willett
Agent	-	R. A. Grundy Architectural Services Ltd. 30 Park Road Hadfield Glossop Derbyshire SK13 2AH Tel.: (0774) 501 3862 E-mail: richard@grundyarchitecture.co.uk

R. A. Grundy Architectural Services Limited have been instructed by Jo Willett to submit a planning application on her behalf and thus Mr. Richard Grundy is acting as her agent for the purposes of the planning application. Jo Willett is the freeholder of the site.

Planning History

The site previously received planning permission for conversion (along with the two immediately adjacent properties, 2 and 6 Wesley Street) in 1990 for conversion to Office use. It would appear that this change of use was never taken forward as all 3no. properties have remained in private domestic use. This was under application reference: HPK/0002/9708 with decision date of 11th October 1990.

No other planning applications have become evident during the planning search.

Site Setting

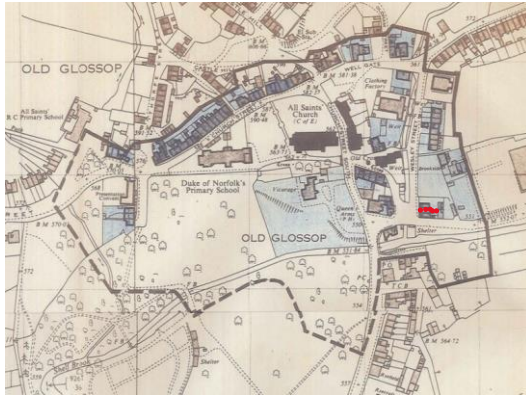


Figure 4: Article 4 area of Old Glossop Conservation Area denoted by thick dashed an solid line on plan above. The red line indicates the application site.

As aforementioned site is currently occupied by a three storey dwelling with amenity space to the rear. The building forms the middle dwelling to a row of 3no. terraced properties. The area itself is 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 all directions, industrial buildings to the east and a public house less than 50 metres to the west.

The site is also within the Old Glossop Conservation Area and has an Article 4 direction on the area, indicating the high sensitivity of the area to new development.

The building is accessed off Wesley Street with a rear access to the amenity space to the property via an easement to 2 Wesley Street's amenity space at the rear.

The specific building appears to have originally been built as a dwelling as part of the terrace of three houses, other than the aforementioned planning application in 1990 there is no indication that the building has had any other usage beyond a private domestic dwelling.

Heritage Character of the Area

The predominant materials used for construction of buildings and boundary walls are sandstone coursed stonework, with timber frames to window either varnished or finished in a variety of colours of paintwork. 4 Wesley Street is somewhat typical of the more functional properties in Old Glossop, this principally being due to the property being of quite recent construction when compared to most of the properties in the area and functional in its layout. The area is generally residential, with two local public houses, a sandwich shop and a church within 100 metres of the proposed works. Also in the area are industrial sites and a primary school. The area has a number of watercourses which are fed from the Bleaklow plateau and surrounding hills. The properties in the area date from the early 17th Century through to the 20th Century, with the pattern of the roads in the area remaining largely unchanged. This has meant some very narrow roads with few dwellings having front gardens, this includes 4 Wesley Street which is accessed via a front door immediately off the pavement to Wesley Street.

Heritage Features of Prevalent Building Form

The existing design for dwellings is principally uniform with sandstone external walls to buildings and walls dividing plots, with structural openings to buildings have stone heads and cills, with the earlier properties featuring stone mullions. This building is originally believed to have been constructed around the early to mid 19th century as workers cottages possibly providing accommodation to support the growth of the textile industry in the Glossopdale area at the time.

Use

The scheme represents a continuance of domestic use with no change of use proposed. The property at present has a small Kitchen and the extension is to provide a larger Kitchen, Utility area and also a Ground Floor WC. The Ground Floor WC supports use of the dwelling by the occupier in later life.

Amount

The extension to the property has been designed to reflect the adjoining property's extension (6 Wesley Street) whilst not encroaching significantly on the amenity space to the rear. The rear amenity space will still stretch over seven metres beyond the proposed rear elevation of the proposed extension. The levels of vehicular and pedestrian traffic caused by the development will not increase from existing levels as no additional bedrooms are proposed, neither will this pose a hazard to the existing vehicular or pedestrian traffic.

Layout

The building has two distinct access, one from Wesley Street and the other via the rear amenity space. The new extension features an external door leading to the rear amenity space.

The rear amenity space and footprint of the existing single storey part of the dwelling provides for the logical point to enlarge the property, this also prevents any impact on the sensitive streetscene to the conservation area in which the site sits.

The extension as aforementioned provides a downstairs WC supporting use in older age by the occupants; it also provides the opportunity for a large Kitchen commensurate in size with the property, the current Kitchen been disproportionate with the size of the dwelling.

Scale

The footprint of the extension has been kept to a size reflecting the adjoining extension to 6 Wesley Street, with the rear of the proposed extension to 4 Wesley Street been on line with that to 6 Wesley Street. This position was also arrived at to preserve a functional amenity space to the rear.

The extension itself represents the creation of an additional 13 square metres of built footprint with the demolition to enable construction of the new extension representing the demolition of 22 cubic metres of volume (building fabric and dwelling space). The side wall to the southern elevation of the existing single storey portion of the dwelling is to be partially retained in-situ and insulated in line with the current requirements of Approved Document L.

Landscaping

No landscaping is proposed as part of the scheme with no vegetation being present in the current amenity space, the existing amenity space being hard surfaced throughout.

Appearance

The new extension has been designed to match the existing single storey part of the dwelling to be demolished as part of the scheme. White paint finished render is to be used to the walls with grey finished brickwork below the dripline. Natural slate is proposed to form the roof covering again to match that to the existing dwelling with conservation style rooflights to provide additional light to the interior. The heads and cills of the new structural openings to the wall are to receive stonework heads and cills, with the existing stone linings to the Kitchen wall opening in the existing dwelling be reused externally for this purpose to the new Kitchen window. The window and door frames are to be grey uPVC to match those to the existing rear elevation.

Mitigation to Protect Existing Character

The design has been formulated to match the existing extension to 4 Wesley Street and also that to 6 Wesley Street which the new extension will adjoin. The works are to the rear of the property and thus do not represent a change to the streetscape of Wesley Street particularly or Old Glossop generally. The nearest listed building is grade II listed 14 Church Street South approximately 50 metres from the applicant's site, the new extension not being viewable from the vicinity of this listed building, nor visible from the public highways or rights of way to Old Glossop.

Transport

A bus service runs through Old Glossop hourly during weekday daytimes, with rail services from Glossop to Manchester within a fifteen minute walk from the site.

Flood Risk

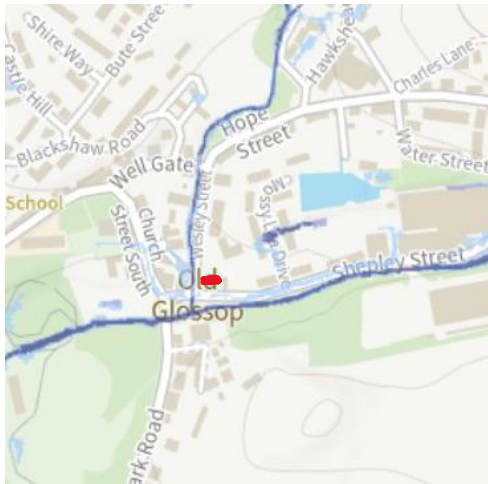


Figure 5: Figure 4: Extract from Environment Agency Flood Map, the applicant's site been shown in red.

The site has a medium risk of surface water flooding and a high risk of flooding from rivers and the sea, however we note on recent applications to the authority that the Environment Agency has advised the authority that a full risk assessment is not necessary.

Having examined the Sequential and Exception tests to the proposal these cannot be satisfactorily applied given the nature of the building fabric and that it is an existing building – moving the site is not a possibility.

In accordance with PPS 25, CLG document 'Improving the Flood Performance of New Buildings – Flood Resilient Construction' and other Environment Agency advisory documents. The building should be/ have:

'Floor levels within the proposed development will be set no lower than existing levels AND flood proofing of the proposed development has been incorporated where appropriate.'

The floor level of the new area of the dwelling is to match that to the existing building Ground Floor to the property and hence being no lower than the existing floor level.

The limitations of the existing structure in resisting flood water ingress without a full rebuild of the Ground Floor walls and floor prohibits a 'water exclusion strategy' (as defined in the aforementioned documents), and therefore to protect the existing and proposed structure a 'water entry strategy' (as defined in the aforementioned documents) has been adopted, whereby the floor level is chiefly set at 150mm above the exterior ground level where possible to enable draining of the Ground

Floor when the flood water subsides. Gullies to rainwater pipes will be kept clear of debris at all times.

In the event of flood it is proposed that vulnerable contents of the Ground Floor of the dwelling will be raised from the floor, moved to upper floors in the dwelling or alternative storage space sought during the flood event.

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



richard@grundyarchitecture.co.uk



0774 501 3862



grundyarchitecture.co.uk