



Proposed Single Storey Extension to Rear of:

17 Lord Street, Glossop, SK13 7DN



Design and Access Statement
Heritage Statement
Flood Risk Analysis

Introduction



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

(Figure 1 (to cover): Front (northern) elevation of building facing Lord Street).

The site is located on Lord Street in the Norfolk Square conservation area of Glossop, Derbyshire, about quarter of a mile from Glossop town centre and the A57 Sheffield to Manchester main road at Norfolk Square. The site is currently occupied by a two storey dwelling (with basement) with amenity space to the rear. The building is a detached property sitting on a road composed of mainly detached and semi-detached properties overlooking Lord Street and Fauvel Road Park to the north. The area itself is residential with a primary school within a quarter of a mile, and local amenities (shops, railway station, etc.) within a five minutes walk from the site. The immediate setting is residential with dwellings to all directions, local authority facilities to the west and retail/commercial units further to the south.

Description of Proposed Works

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

- Removal of existing terrace and steps to rear;
- Construction of a single storey extension to side and rear elevation in rear amenity space;
- Construction of new landing and steps to provide access from rear of new extension to existing rear amenity space.

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

- Drawing numbered: 2428:01: Existing Plans;
- Drawing numbered: 2428:02: Existing Elevations Sheet I;
- Drawing numbered: 2428:03: Existing Elevations Sheet II;
- Drawing numbered: 2428.11A: Proposed Plans;
- Drawing numbered: 2428.14A: Proposed Elevations Sheet I;
- Drawing numbered: 2428.15A: Proposed Elevations Sheet II;
- Drawing numbered: 2428:500 Existing Site Plan;
- Drawing numbered: 2428:500 Proposed Site Plan;
- Drawing numbered: 2428:1250 Site Location Plan.



Figure 3: Area to receive new single storey extension to rear/ side of dwelling.

Key Statistics and Information – Applicant and Agent

Local Planning Authority	-	High Peak Borough Council
Site Address	-	17 Lord Street Glossop Derbyshire SK23 7DN
Applicant	-	Mr. L. Bottomley
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 Mr. Bottomley to submit a planning application on his behalf and thus Mr. Richard Grundy is acting as her agent for the purposes of the planning application. Mr. Bottomley is the freeholder of the site.

Planning History

No planning applications have become evident during the planning search.

Site Setting

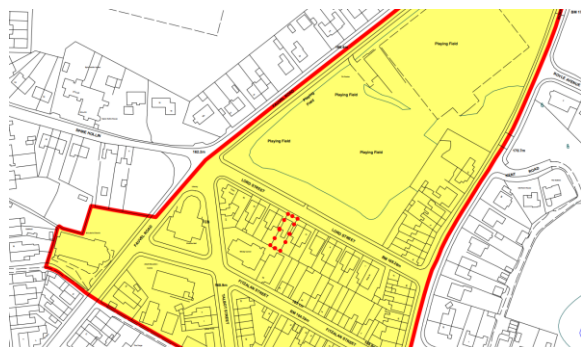


Figure 4: Area of Norfolk Square Conservation Area denoted by thick red solid line and yellow hatch on plan above. The red dots indicate the application site.

As aforementioned the site is currently occupied by a two storey dwelling (with basement) with amenity space to the rear. The building is a detached property sitting on a road composed of mainly detached and semi-detached properties overlooking Lord Street and Fauvel Road Park to the north. The area itself is residential with a primary school within a quarter of a mile, and local amenities (shops, railway station, etc.) within a five minutes walk from the site. The immediate setting is residential with dwellings to all directions, local authority facilities to the west and retail/commercial units further to the south.

The site is also within the Norfolk Square Conservation Area, an area designated to protect the newer (compared to Old Glossop) part of Glossop town centre. Much of the conservation area is dominated by late 18th to early 20th century stonework buildings with decorative and functional stonework features. More modern development has been permitted in nearby Fauvel Road Park with an Army Cadet centre in Fauvel Road partially submerged in the landscape but with modern glazed frontage.

The building is accessed off Lord Street with a gated access to the amenity space to the rear of the property.

The specific building appears to have originally been built as a dwelling and 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 windows either varnished or finished in a variety of colours of paintwork. 17 Lord Street is typical of the grander villas to this part of Glossop, the area being home to Victorian municipal buildings and amenity spaces tied in with developments by the Howard family . The area is generally residential with some municipal buildings interspersed with dwellings to the west of the site. 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 18th Century through to the early 20th Century, with the pattern of the roads in the area remaining largely unchanged but evidently set out to a plan rather than evolving.

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 mid 19th century as a villa 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 Kitchen and the extension is to provide a larger Kitchen and Dining area. It is also designed to bring in much need natural light to the existing Kitchen with partial demolition of the existing side wall to the Kitchen as indicated on the accompanying drawings.

Amount

The extension to the property has been designed to match the property with stonework and slate employed, a pitched roof chosen to emulate the age of the building 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 is accessed from Lord Street, including the rear amenity space, the design selected to avoid obstruction of the external access 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.

A privacy screen is proposed to the boundary with 19 Lord Street to protect the privacy of the occupant's of the neighbouring property.

Scale

The footprint of the extension has been kept to a size subservient to the existing property and is set-in from the rear of the outrigger and the side gable. This position was also arrived at to preserve a functional amenity space to the rear.

The extension itself represents the creation of a modest additional 11 square metres of built footprint.

Landscaping

No landscaping is proposed as part of the scheme with no vegetation being removed from the amenity space.

Appearance

The new extension has been designed to match the existing dwelling. Coursed stonework to match existing is to be used externally for the walls to the extension and the exterior steps. Natural slate is proposed to form the roof covering again to match that to the existing dwelling with 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. The window and door frames are to be white uPVC to match those to the existing rear elevation.

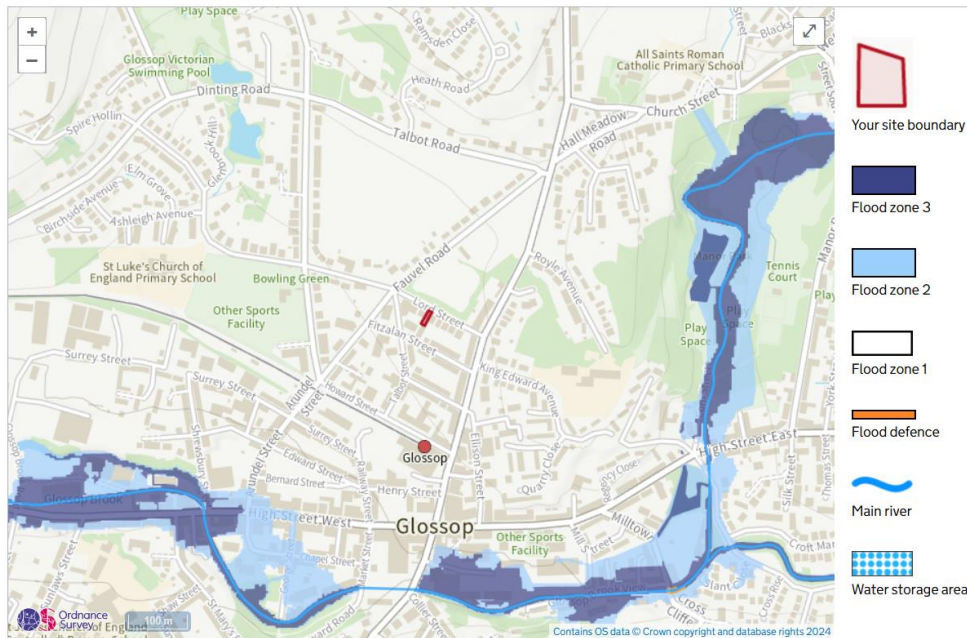
Mitigation to Protect Existing Character

The design has been formulated to be both subservient and complementary to the existing property. The rear and side position of the extension is not visible from Lord Street and thus does not represent a change to the streetscape of Lord Street particularly or Norfolk Square Conservation Area generally. The nearest listed building is grade II listed Victoria Hall and Public Library 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 Lord Street or the surrounding area.

Transport

Nearby Henry Street provides a terminus for buses serving both the area and adjoining towns, with rail services from Glossop to Manchester within a five minute walk from the site.

Flood Risk



The site has a low risk of surface water flooding and a low risk of flooding from rivers and the sea, therefore for this development a Flood Risk Assessment is not necessary.

Figure 5: Figure 4: Extract from Environment Agency Flood Map, the applicant's site been shown in red. A copy of the full report is included with the application documents.

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