

Proposed Residential Development Former Reliance Garage, Turnlee Road, Glossop

Design and Access Statement

Issued as a supplemental document to a full planning permission application

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1.0 INTRODUCTION

This design statement has been prepared to support a Planning Application to develop a previously developed site on Turnlee Road, Glossop. This report presents a case to redevelop the site that was previously occupied by a car garage to accommodate 9no. four bedroomed detached two and three storey dwellings with two off-street parking spaces to the front and private landscaped amenity areas to the rear.

This report provides the local authority with full information on the proposals to assess the likely impact of the scheme.

2.0 CONTEXT

The site lies to the southwest of Glossop town centre.

The surrounding area is predominantly residential in character. The houses are typically 2 or 2.5 storey in height constructed using stone or buff brick with stone dressings and slate pitched roofs. Dual pitched roof with eaves lines fronting highways are commonly found. The houses are set back from the pavement with boundary walls and evergreen hedges.

Long Clough Brook runs directly to the North of the site in an east-westerly direction. The site is bounded by Turnlee Road to the south and Long Clough Brook to the north with Slatelands Road beyond that. There is an area of woodland to the North on the opposite side of the Brook.



CGI External View - View towards Plots 1-3

2.0 CONTEXT

The site comprises an area of land previously occupied by a car garage and its associated car park and an adjacent hardstanding.

The main vehicular access to the site is from Turnlee Road.

There is an existing pedestrian footpath that links Earls Way / Slatelands Road (to the north of the site) with Turnlee Road (to the south of the site) that runs along the western boundary line.



Site Location

3.0 PROPOSALS

The proposals involve the construction of 9 detached family four-bedroom dwellings with off-road parking. The approach has been to respond to the character of the surrounding area, addressing the form, scale and materials of the context without resorting to pastiche.

The proposed layout of the site aims to reinforce the urban fabric of the immediate context by arranging the houses fronting the new access road off Turnlee Road, similar to the residential development on Earls Way immediately West of the development. Each dwelling is set back from new access road at a distance sufficient to allow for off-street frontage parking with areas of hard and soft landscaping in between.



Proposed Site Plan – Not to Scale

3.0 PROPOSALS

Each dwelling has parking provisions to the front of the properties with private secure amenity space to the rear.

Evergreen hedges provide the boundary treatment to the front of the properties where available to maintain the existing character and style of the surrounding area.

The houses are 2 and 3 storey in height with the eaves to the front elevations of the 3 storey properties lowered to 2.5 storeys to respond to the immediate context.

The arrangement of the elevations responds to the character of the immediate context of detached houses. The individual houses have a respective distance between each, with integral garages proposed for Plots 1-3, 8 and 9. Plots 4-7 have separate detached garages. The fenestration detailing responds to the local vernacular with sash windows, stone window heads and cills.

The rear elevations are less formal in appearance and make use of their private aspect. Ground floor bi-folding doors connect the dwellings with the ground floor private amenity space.



Proposed Street Elevation – Plots 1-3



Proposed Street Elevation – Plots 4-7

3.0 PROPOSALS

The elevations are composed from a limited palette of materials making reference to the existing housing context. The main material is reconstituted stone. Modern grey roof tiles make reference to the traditional slate on the existing houses.

RAL7038 coloured UpVC windows and doors are proposed.

Landscape design proposals enhance the high quality of the scheme and ensure that the proposed planting is consistent with the character and appearance of the area. The bulk of the new planting is to the northern and eastern boundaries.



CGI External View - View towards Plots 8-9

4.0 ACCESS

The site can be considered level with no significant gradients or change in level. There is a steep embankment to the North leading to the Brook, however this would be located behind the proposed rear garden fences of plots 4-7. Pedestrian and vehicular access will be via the new access road, with a separate pedestrian route leading from Earls Way through the site. Vehicular access is provided to each individual dwelling together with a space for off-road parking. 1000mm footpaths lead from each site access to provide a level approach to the entrance of each individual dwelling.

The principal entrance is to the front of each dwelling with a canopy to provide shelter. All entrance doors have a minimum clear opening width of 775mm and a level threshold.

Internally the doors have a minimum clear opening width of 800mm and corridors have a minimum clear width of 900mm. The entrance storey has no change in level and contains the kitchen, lounge and dining room. A wc is also provided on the ground floor entrance storey. The wc compartment is 900mm wide with a door that opens out to provide a 750mm clear unobstructed space in front of the wc for wheelchair access in accordance with Approved Document M.

Access to the upper floors is by means of a stair with a rise of 190mm and a going of 225mm.

5.0 SUMMARY

The existing previously developed site detracts from the character and appearance of the surrounding area. The proposed development provides an opportunity to enhance the area with an honest design that does not imitate earlier styles but is a contemporary interpretation of key characteristics of the area. The benefits that the redevelopment of the site will bring far outweigh any perceived less than substantial harm to the nearby heritage asset.

The proposed development is designed using materials, form and articulation within a contemporary architectural idiom. The new houses respect their setting by responding to prevalent characteristics such as setback, height and base materials and reinterpreting them to meet the present-day purpose and ethos.

It is considered that the proposed development will enhance the quality of its surrounding area which is currently undermined by this vacant and untidy site and provide greater coherence and legibility to the site and its immediate context.