

Design, Access and Heritage Statement

March 2025

Proposed Conversion of 2Nr Existing Dwellings to Form 1Nr Dwelling at 110 Sheffield Road, Glossop, High Peak SK13 8QU

- **Applicant**
Andrew Tonge
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Conversion of 2Nr Dwellings to Form 1Nr Dwelling
- **Location**
110 Sheffield Road, Glossop, High Peak SK13 8QU
- **Agent**
*Simon Jones BSc (Hons), MRICS
SJ Design Limited (Chartered Building Surveyors)
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE*

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1.00 Background

The property lies within the Built up Area Boundary is not listed or within a Conservation Area.

The site area is 1.7 ha.

Cowbrook House (110 Sheffield Road) and The Annexe are both owned by the applicant and are currently, in planning terms, 2 separate dwellings. In reality, the 2 properties function as a single dwelling used by the applicant's family, albeit with no existing internal access.

2.00 The Proposal

This application seeks consent to convert the 2Nre dwellings into a single dwelling house.

The site affords generous garden/amenity space for the proposed dwelling without compromising the amenity of the surrounding properties.

3.00 Design

The proposals do not require any external changes to the property.

An internal partition will be removed in 'The Annexe' leading to a new stair case to access Cowbrook House.

4.00 Access

Access is provided to the property via the existing access arrangements.

Off road parking is available for the property.

5.00 Heritage and Conservation

The site does not lie within a conservation area. No external changes are required for the conversion.

No heritage assets are affected by the proposals.