



Proposed Single Storey Extensions to Rear Garden of:

20 Fitzalan Street, Glossop, SK13 7DL



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 (southern) elevation of building facing Fitzalan Street).

The site is located on Fitzalan 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 rear amenity space being partially occupied by an Outbuilding used as Bedroom accommodation for visiting family and friends of the owner. The main house building is a large terraced property sitting on a road composed of mainly 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 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



Figure 3: Single storey area of Kitchen to be demolished and to receive new single storey extension to rear elevation.

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

- Removal of existing single storey section of Kitchen to rear elevation;
- Construction of a single storey extension to rear elevation in rear amenity space on footprint of former single storey section of Kitchen;
- Construction of single storey extension to existing Outbuilding to rear amenity space to provide Shower Room to existing Bedroom.

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

- Drawing numbered: 2446: 01: Existing [Outbuilding] Plans & Elevations;
- Drawing numbered: 2446: 02: Existing House Plans;
- Drawing numbered: 2446: 03: Existing House Elevations;
- Drawing numbered: 2446. 11B: Proposed [Outbuilding] Plans;
- Drawing numbered: 2446. 12A: Proposed [Outbuilding] Elevations;
- Drawing numbered: 2446. 21B: Proposed House Plans;
- Drawing numbered: 2446: 22B: Proposed House Elevations;
- Drawing numbered: 2446: 500 Existing Site Plan;
- Drawing numbered: 2446: 500 Proposed Site Plan;
- Drawing numbered: 2446: 1250 Site Location Plan.

Key Statistics and Information – Applicant and Agent

Local Planning Authority	- High Peak Borough Council
Site Address	- 20 Fitzalan Street Glossop Derbyshire SK23 7DL
Applicant	- Mr. J. Craggs
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. Craggs 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

Application no.: HPK/ 2005/ 0898
Proposal: Two storey extension

An application was submitted in November 2005 and passed in January 2006 for a two storey extension to the property. From visual inspection we believe that the two storey extension was built to the side (western) elevation of the property and includes the single storey integral Garage,

The extension is very much in keeping with the existing house.

Site Setting

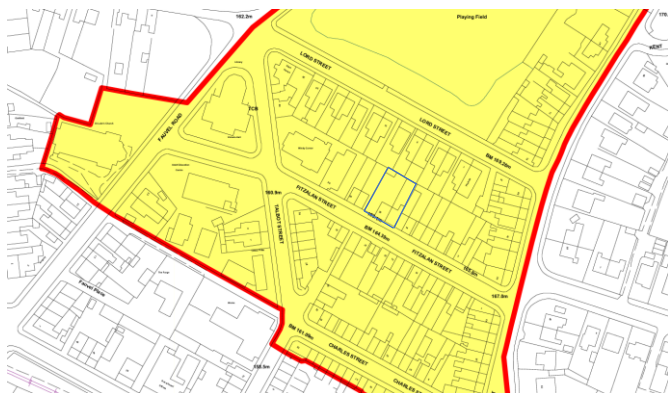


Figure 4: Area of Norfolk Square Conservation Area denoted by thick red solid line and yellow hatch on plan above. The blue polygon indicates the application site.

As aforementioned the site is currently occupied by a two storey dwelling (with basement) with amenity space and outbuilding to the rear. The building is a terraced property sitting on a road composed of mainly terraced properties overlooking Fitzalan Street. 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 Fitzalan Street with a access to the amenity space to the rear of the property through the Garage or dwelling.

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 or uPVC frames to windows in a variety of colours. 20 Fitzalan Street is typical of the workers terraced dwellings 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 workers house 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 or increase in bedroom numbers. The property at present has a Kitchen to the rear and the extension is to provide a separate Utility area off the Kitchen. This extension on the same footprint as the existing single storey extension to the Kitchen also provides an opportunity to replace this ageing section of the property as indicated on the accompanying drawings.

The Outbuilding currently provides Bedroom accommodation for visiting friends and family of the owners, the extension proposed to the Outbuilding enables the inclusion of a Shower Room and the associated improvements enables use of the Ground Floor of the Outbuilding as a Study.

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 on the existing amenity space to the rear, being built on the footprint of the section of the building to be demolished as part of the scheme. The rear amenity space will still stretch over seven metres beyond the proposed rear elevation of the proposed extension.

The Outbuilding is also proposed to be extended at Ground Floor, this is a modest extension and is largely on a hard surfaced area of the rear amenity space. The distance from the new extension's southern wall (nearest the house) to the northern elevation of the integral Garage will be 8.5m so as not to dominate the rear amenity space and be fully subservient to the existing Outbuilding.

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 Fitzalan Street, including the rear amenity space via the Garage or dwelling, the design selected for the rear house extension being selected to emulate the existing structure but with a more durable design.

The extension to the Outbuilding projects southwards into the rear amenity space, the location being chosen to provide little encroachment onto soft landscaped areas.

The location of both extensions in the rear amenity space also prevents any impact on the sensitive streetscene to the conservation area in which the site sits.

Scale

The footprint of the dwelling's rear extension is to sit on the existing footprint of the rear extension to be demolished, whilst it is also designed to be subservient to the existing dwelling and simple in design to replicate the functional nature of buildings in design to the Norfolk Square conservation area.

Similarly the extension to the Outbuilding is designed as a simple lean-to structure subservient to the existing Outbuilding. The extension to the Outbuilding represents the creation of a modest additional eight square metres of built footprint.

Landscaping

No landscaping is proposed as part of the scheme with little soft landscaping being lost as part of the scheme.

Appearance

The new extensions have both been designed to match the existing dwelling and Outbuilding. Random coursed stonework to match existing is to be used externally for the walls to the extension to the dwelling whilst the Outbuilding extension is to receive random stonework to match the existing Outbuilding. Natural slate is proposed to form the roof covering again to match that to the existing dwelling and Outbuilding with rooflight to provide additional light to the interior on the new Utility extension. The heads and cills of the new structural openings to the walls are to receive stonework heads and cills. The window and door frames are to be Rosewood uPVC to match those to the existing house and Outbuilding.

Mitigation to Protect Existing Character

The design for the scheme has been formulated to be both subservient and complementary to the existing property. The extensions are not visible from Fitzalan Street and thus does not represent a change to the streetscape of Fitzalan Street particularly or Norfolk Square Conservation Area generally. The nearest listed building is grade II listed Victoria Hall and Public Library approximately 75 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 Fitzalan 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 very low risk of surface water flooding and a very low risk of flooding from rivers and the sea, therefore for this development a Flood Risk Assessment is not necessary.

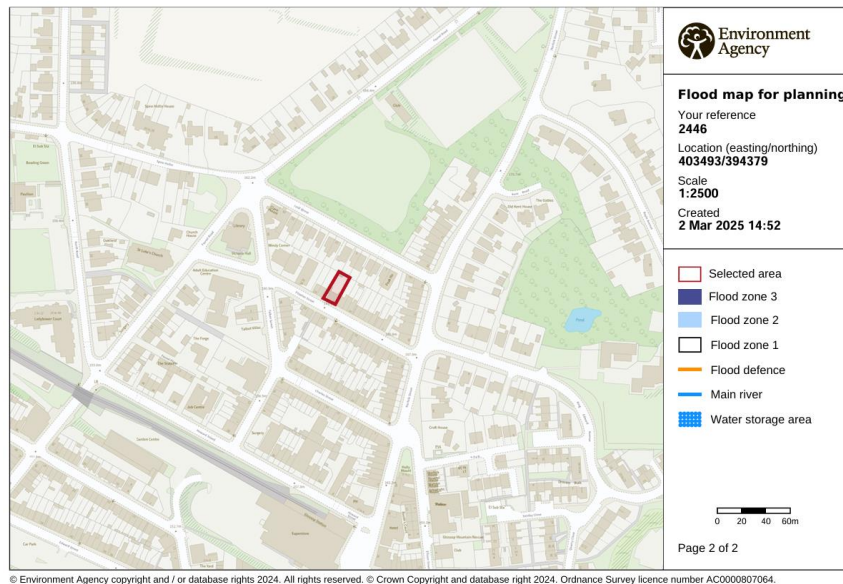


Figure 5: Figure 4: Extract from Environment Agency Flood Map, the applicant's site been shown in red. A copy of the full report is included with the application documents.

2446 Craggs, Fitzalan Street, Glossop – 22.02.25

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