

DESIGN STATEMENT

10 Jordan Street, Glossop, Derbyshire. SK13 8QC.

Proposed Single Storey Rear Extension



Introduction

Having recently bought the property, I would like to update the house internally to bring the house up to a modern standard of a Visible Dwelling and maintain the 2nr Bedroom 4nr Person household but with a more efficient layout.

History

Jordan Street in Old Glossop, Derbyshire, is a historic residential street set within the original 13th-century settlement, which expanded significantly during the industrial development of the 18th-19th centuries.

Located near the original medieval town centre and Parish Church, it is characterized by traditional stone cottages and has historically housed families involved in the textile industry, later forming part of the expanding residential fabric near the industrializing Shelf Brook area.

By the mid-19th century, Jordan street was an established part of the village fabric. The original houses cottages formed as a response to the industrial expansion of the 19th century. Most of the houses built along Jordan Street were weavers' cottages, these were basic dwellings with one Bedroom upstairs and one room on the ground floor that was a combined space for the living/kitchen, and wildly common at the time an external privy.

In 1988, planning permission was granted for a 2-storey extension to improve the accommodation vastly by creating a ground floor rear Kitchen and first floor rear bedroom and bathroom, however, the spaces were not efficiently thought out to plan the space.



Proposal

This proposal seek permission to add a single storey rear extension to free up the ground floor accommodation. The supporting plans and Elevations illustrate the proposed plan, which supports the modern Visitable Dwelling.

Ground floor – by relocation the staircase we can provide a ground floor w.c. off the open plan Kitchen area leading into the Livingroom as with the existing and this layout, we do not have a formal Dining space, the proposed plan shows a much needed small but positive space for the Dining Area / Morning room.

By rejigging the Ground Floor Plan, this then changes the first floor as this will allow for the bathroom to be relocated to the centre of the house to create a more efficient plan of 2nr double bedrooms (1nr en-suite) and normal bathroom that is not disjointed as per the existing first floor toilet and part bathroom suite.

As the proposed rear Bedroom and en-suite has dynamically changed, we would like to block up the existing rear first-floor bathroom window that is now interrupted by the dividing wall.

Conservation Statement - Local Historical Asset and Influences

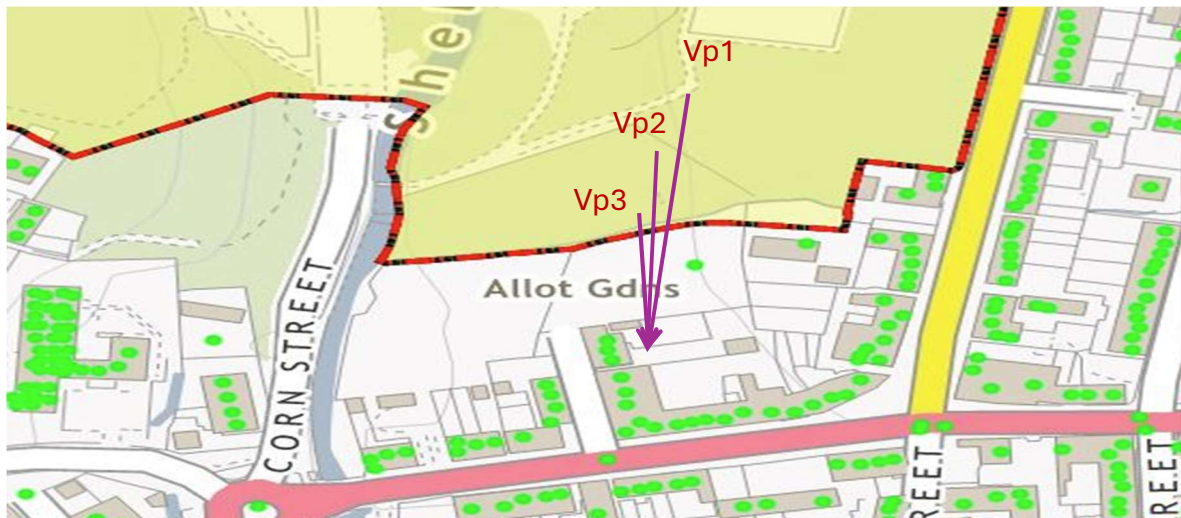
Today, Jordan Street is part of the Old Glossop Conservation Area, recognized for its well-preserved gritstone cottages and traditional Pennine architecture. Many of the buildings date back to the late 18th and early 19th centuries, reflecting the period when Glossop was a thriving wool and cotton trading centre.

The vernacular of the dwelling is typical of the Victorian architecture era with the common design of large windows that formed characteristic of the historic industrial era architecture throughout the UK.

None of the properties along Jordan street have an historical influence and they have limited architectural merit, and none are listed, but we understand Manor Park has an influence on planning in the local area. However, due to a number of factors it is considered the single storey extension will not have an impact on the conservation area.

We have taken images from the park in locations that look directly over the allotments and the rear garden, what we observed was the landscape along the boundary of the park woodland and the allotment is a large embankment and the land dropping down to the rear garden.

Also the woodland provides a natural screen from the path leading down from the bowling green and then down to the access bridge into the park.



VP1



High level vantage point from the bowling green path

VP2



Path leading through the woodland roof top are visible, as the embankment block vision of the observer

VP3



Again the eye line into the rear of the gardens is blocked by the embankment, the ground & first floor of these houses along High Street East can be seen and not the basements, where their rear gardens are higher compared to the rear garden.