DESIGN + ACCESS STATEMENT HPK/2010/0605

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Faye Gaskell
Planning Office
High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire SK13 8AF
20/10/2010

PLANNING APPLICATION No. HPK/2010/0361

Alterations and extension at 2 Barlow Road Chapel en le Frith

Dear Faye,

I am writing to you concerning the above application which was approved on 14/09/2010.

Since commencement of the building work on the property we have discovered two significant factors about the condition of the property/ layout of services etc, which suggest that we should amend the design somewhat.

The first of these is that the drains which take the sewage/ foul water from the house (which are adjacent to the east elevation and run under the corner of the adjacent property 4 Barlow Road) are in fact only 200mm underground, and therefore to get sufficient fall from the new bathroom and separate toilet/ shower to the point of connection to these drains it is going to be necessary to situate these rooms as close to the eastern side of the property as possible. This will require an adjustment in the layout of the rooms, which in fact we can achieve in such a way that we would have to demolish much less of the existing structure of the house than the approved plans suggest.

The second of these is that the condition of the existing roof timbers is poor, and indeed all the roof timberwork will need replacing, and since we have looked at how to do this it has become clear that – without raising the roof height of the house – there is sufficient headroom to make two useful rooms in the roof by using attic roof trusses. In fact, the existing bungalow already has a dormer and indeed, though disused in recent years, the previous owner of the house Mr Oxley used the attic as a bedroom when he was a child.

Bearing both these factors in mind, we have created some plans which show how I would like to rearrange the layout of the house. Please note that:

- The new arrangement would occupy exactly the same footprint and retain the same roof height as the existing approved proposal.

- At ground floor there would be some re-positioning of the rooms, in particular putting the kitchen at the back of the house in the new extension, but keeping the lounge exactly where it is in the existing house.
- At attic level two dormer windows plus a velux would provide natural light to the attic space and would replace the existing dormer. The dormers would look in the same direction as the existing dormer (ie towards my own house 1 Barlow Road). The distance between the building lines of the house and 1 Barlow Road is 35 metres. In my view there would be no loss of amenity to either 1 Barlow Road or 3 Barlow Road (which is itself a bungalow which was converted to have bedrooms in the attic space).
- I have also shown a conventional window in the west-facing elevation. This elevation does not overlook domestic property, but across an area of ground owned by the Methodist church which is designated for a cemetery extension and has a covenant preventing any building.
- At the rear of the house, a velux would replace a larger glass roof (shown on previously approved plans) on the western-facing aspect of the new extension.
- By reducing the ceiling height of the house to 2.30 metres the overall ridge height of the house would be no higher than existing.

I enclose 4 copies of plans showing these changes, plus a photograph of the existing house, and a photograph taken from the roof towards the west (ie the outlook from the proposed attic window in gable end). I hope that this information will allow you to consider the revised proposals as an amendment to HPK/ 2010/ 0361 already approved, and that you will feel they are constructive and will accord with planning policy.

I look forward to your response. I am very happy to meet you either on site or at your office to discuss the matter.

Please note that I, rather than my agent/ architect, am dealing with this.

Yours sincerely,