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DESIGN AND ACCESS STATEMENT

With regards to new house at land adjacent to 37 Beresford Road, Chapel en le Frith.

Design

The proposed dwelling would be two storey with rooms in the roof space . It would have 4no bedrooms. To the South side of the house is an attached single garage. To the front (West) is a single storey porch. To the rear (East) is a single storey utility room / w.c.

The roof eaves height would be 5.70m and the ridge height would be 8.40m

The external walls would be constructed in coursed reconstructed stone, as other recent properties in this area. Openings in the external walls will have feature reconstructed stone lintels and cills.

The roof would be covered in grey flat interlocking concrete tiles.

Windows and external doors will be brown woodgrain u.p.v.c.

All materials will be to Planning Authority Approval and samples will be provided before commencement of work.

The new house is sited on vacant land, infilling between existing houses. The site has previously had planning permission for residential development.

A landscaping scheme for the site will be submitted at reserved matters stage, this will be carried out to Planning Authority Approval.

Access

Access to the site is via a new vehicular access off Beresford Road. All to Highway Authority specification. Two car parking spaces , plus a single garage will be provided on site.

The front entrance doorway to the new house will have disabled access width door and 1:12 gradient ramped access/level landing. (all complying with Building Regulations)