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DESIGN AND ACCESS STATEMENT

Site Address

2 Hall Meadow Road
Glossop
Derbyshire
SK13 7RE

Proposals in Brief

A two-storey rear extension and a double garage to the front of the property.

Site Description

The application site is located at 2 Hall Meadow Road, Glossop, with a total site area of 0.05591 Hectare (559.1m²). The dwelling is currently used for residential use.

The existing front garden is made up of a small driveway and large high level planting area. To the rear of the property, there is a patio area leading up to a lawn and planting area.

There is access from the front of the property to the back via a passage down the left-hand side of the dwelling.

Existing Photography



Image1: 2 Hall Meadow Road - Front Elevation



Image 2: Existing high level planting area



Image 3: Existing Rear Elevation



Image 4: Rear view of 4 Hall Meadow Road



Image 5: Property entrance off Hall Meadow Road



Image 6: Existing street scape (To be retained)

Hall Meadow Road

Currently Hall Meadow Road is a well-established link road within the Glossop district of Derbyshire, which boasts a mixture of pre and post war constructed dwellings.

The proposed works will follow a similar appearance to existing properties currently located along Hallmeadow Road.

The Proposals

The rear two-storey extension will house a home office on the ground floor and allow for the extension of the bedroom above which will incorporate an en-suite.

The proposed rear extension will be chamfered to maintain the side access which allows passage from the front of the property to the rear.

At the front of the property, we're proposing to remove some of the high level planting located in the front

garden and replace it with a double garage, however we will be retaining the existing trees and high level planting directly next to the front boundary wall (as to not detract from the existing street scape).

A new set of steps from the driveway area up to the side walkway will allow for access to the rear of the property.

All new materials will match the existing and a sample will be supplied to the case officer before any works are undertaken.

Planning History

There is no record of any previous planning applications for this site.

Conclusion

Currently the property doesn't lend itself to the occupiers as additional space is required and externally the driveway is too small and doesn't offer any protection to the vehicles when they're parked on it.

The proposals help deal with both of these issues in a fashion that will enhance the property without detracting from the existing street scape of Hall Meadow Road.