HIGH PEAK BOROUGH COUNCIL
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HPK/2010/0636

DESIGN AND ACCESS STATEMENT

PROPOSED CHANGE OF USE OF EXISTING BUILDING TO FORM A SINGLE RESIDENCE

At: 2, Sett Close,
New Mills,
High Peak,
Derbyshire.
SK22 4AQ.

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- **INTRODUCTION.**

- This Design and Access statement is to be read in conjunction with the submitted drawing No. 27/11/10/1 and 27/11/10/2.

- **SITE OVERVIEW**

- This section describes the site context and characteristics

- **Site Context**

- The site is located on Sett Close in New Mills and lies within the New Mills Conservation Area and is not a listed building.
- The property address is 2, Sett Close, New Mills, High Peak, Derbyshire. SK22 4AQ.
- Sett close is a narrow single car width roadway that is provided with a single person pedestrian paving one side only. It inclines steeply up from Market Street and provides access to New Mills nursery School and national health clinic / surgery at the top.
- The property is a two storey end terraced building that is currently vacant but has been used until recent times as a physiotherapy clinic. The current internal arrangement comprises of multiple small therapy rooms and staff areas formed primarily from studded partitioning.
- The property was built in the 19th century and the external wall has been constructed of approximately 500mm wide solid stonework. The stonework comprises of an ashlar stone on the front elevation with ashlar stonework at all the jambs of openings and front and rear corners of the building. The rear and side elevation of the property comprises of a random rubble stonework. The property has a slate roof finish.
- The property is currently accessed from the front directly off the single person pedestrian pavement on Sett Close and is approximately 8200mm wide at the front and 5900mm deep.
- The property frontage is in-line with adjacent attached properties.
- The property has no defined boundary at the front and is accessible directly off Sett Close. The rear of the property is accessed via a shared communal access at the side.
- There is a security gate to the side that provides access to the owners dedicated enclosed rear garden. The rear boundaries enclosing the garden are defined by a combination of panelled fences and gate with stone walls and lalandi hedging as indicated on the proposed site plan.
- This proposal does not affect any access or right of way for neighbouring properties.

DESIGN PROPOSALS

- This Planning Application relates to the change of use of the existing building to form a single 2 bedroom residence. The overall concept of the design was to minimise any unnecessary external alterations and not to over develop by way of extending. The proposal is to create 'cottage style' accommodation that reflects the neighbouring properties and therefore maintains the character of the area.
- All new stonework shall be locally sourced and shall match that of the existing external walls. Any new openings shall be provided with ashlar stone heads and sills that shall match the existing in colour, dimensioning and line.
- All new window and door frames shall be hardwood double glazed and finished with a protective dark stain. The windows shall provide for a simulated sash design but provide for escape in the event of an emergency.
- The internal finishes shall be of a high specification and provide for long term family accommodation.
- Consideration has been given to the disabled discrimination act and the responsibilities imposed by the act. However, the property has a small foot print and is situated on a steep inclined access road. The internal accommodation does not permit the space requirements for the safe and practical use of disabled access or adaptation.
- It is proposed to secure and make safe the property with PIR lighting.

CAR PARKING

- The property has no car parking facility and there is no possibility of making provision for car parking provision.
- There is at present local off street public car parking facilities.
- The potential occupier of the property will be to a single family with a single vehicle.
- The potential from traffic disruption will clearly be a reduction as a single residence as compared with the previous use as a physiotherapy clinic. The clinic will have had many patients visiting with vehicles along with staff vehicles to accommodate.

- **VISUAL APPEARANCE / SUMMARY**

- The proposal has been designed to minimise the physical impact of the change within the street scene.
- The character of the property will be enhanced by way of the design considerations and provision of matching simulated sash double glazed window frames and door frames all finished with a dark protective stain.
- All new stonework shall be carefully undertaken by a tradesmen experienced in stonework and shall be indistinguishable on completion from the original main house walls.
- The proposed new window and door openings shall be provided with stone sills and shall match the features of the original main house.
- All new mortars shall be colour matched to the existing wall prior to commencement of works. Samples including mortar samples can be approved / viewed on request prior to ordering / construction.
- The external appearance is minimally affected from the original construction and will benefit from the removal of the obtrusive hoarding and advertisement for the physiotherapy clinic.
- The original foot print of the property remains the same.
- The proposal will provide for comfortable, sustainable residential family accommodation, centrally positioned for the town centre of New Mills.
- New Mills is served with excellent public transport links.
- New Mills provides excellent services and amenities all within walking distance of this proposal.