Land adjacent to Plot 21, Cotton Close, Whaley Bridge SK23 7GG

Design and Access Statement

November 2010

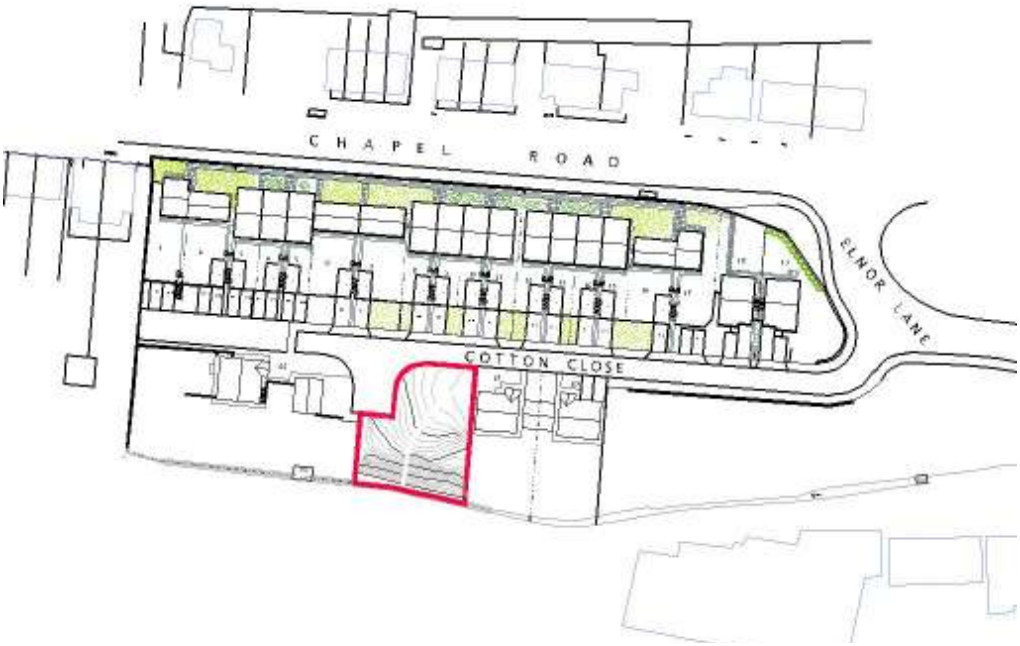
RB Design *The Flint Glass Works, 64 Jersey Street, Ancoats, Manchester M4 6JW*

Introduction

This design and access statement has been prepared in support of a full planning application by RB Design Ltd to High Peak Borough Council for the development of one dwelling adjacent to Plot 21, Cotton Close, Whaley Bridge.

1. Use

The proposal is for the construction of a 2 storey, 4 bedroom detached home. The site is adjacent to Plot 21 and is in an established residential development of 3 and 4 bed house types.



The site is in the middle of a relatively new housing development comprising 22 units of 3 & 4 detached and mews style properties, in a highly sustainable location and a broad range of local facilities including schools, healthcare facilities and shops are nearby. Chapel Road runs parallel to Cotton Close and continues into Buxton Road/Market Street that leads to the centre of Whaley Bridge.

2. Amount of Development



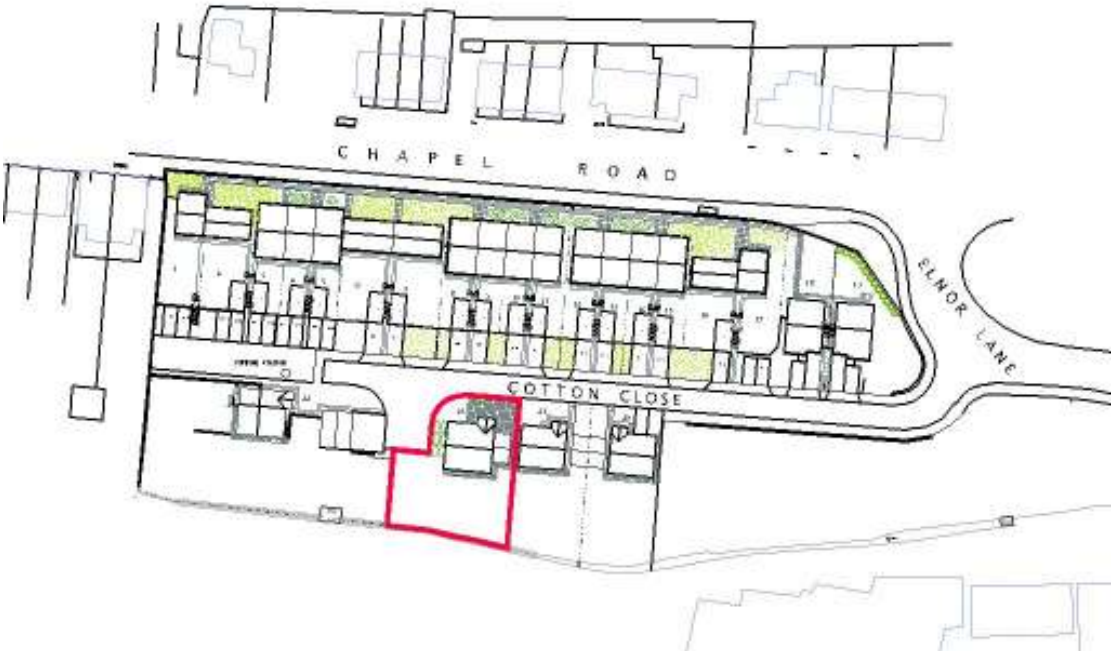
The planning application proposes one 2 storey, 4 bedroom property with an attached garage and 2 no parking spaces and private rear garden.



There is a mixture of mews/ terraced properties fronting Chapel Road and detached properties along Cotton Close.
The size of the proposed unit reflects the character of the area and is an efficient use of a vacant infill plot of land.

3. Layout

In designing the scheme, careful consideration has been given to the size, scale and location of the surrounding residential properties and existing street geography. The proposed house is a similar type to the detached properties 20 & 21 on Cotton Close.



The house is in character with the other properties on Cotton Close. The proposed house faces the rear garages of the properties fronting Chapel Road and will not be overlooked, nor will it impact on its neighbours.
2 no parking spaces are situated to the front of the plot, not including the garage.

4. Scale



The proposal is for a 2 storey property and carefully reflects the scale of neighbouring properties. The height of the building is approx 1m lower than the property next door at plot 21 Cotton Close. The new property complements the pattern of buildings within the development.

5. Landscaping

The house will benefit from a rear private garden area. The front and side boundaries along road frontages will remain open with low shrubs and plants and to the rear a 1.8m high close boarded fence will maintain privacy for residents. The parking space will be finished to match the existing properties on Cotton Close.

6. Appearance



Plot 23

It is proposed that the house would be constructed from re-constituted, pitched face, buff colour stone with blue/black slate roof tiles to match the character of

the properties in the area. The elevations are a simple traditional design and will be constructed to an excellent standard using high quality materials. These materials are likely to retain their quality appearance over time and require minimal maintenance.

7. Access

The site is located within walking distance of a broad range of local amenities such as doctors, schools, shops etc. There is a main bus route along the Chapel Road and Manchester and other towns are easily accessible by train from Whaley Bridge Station. Access to the proposed dwelling is off the current approved road layout. There are three parking spaces as it is a 4 bedroom unit.

The gradual slope across the site will be engineered so that all areas of the site are accessible to everyone. The house will be designed and constructed to Part M of the Building Regulations (Access to and use of Buildings).

8. Planning Background and Policy

Planning Policy H11 Layout and Design of Residential Development, states that planning permission will be granted for residential development provided that it incorporates good design that reflects its setting and local distinctiveness; and makes efficient use of available land.

9. Summary

This Design and Access Statement has been prepared in support of the development of a 2 storey, 4 bedroom detached home on Cotton Close, Whaley Bridge

The site is located within the area of Whaley Bridge and is an efficient use of vacant land. It is a highly sustainable site with a broad range of facilities, jobs, shops and services within close proximity.

The scheme has been sensitively designed to blend in well with the character of the immediate area.