HPK/2011/0026

DESIGN AND ACCESS STATEMENT

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

At: 3, Sett Close,
New Mills,
High Peak,
Derbyshire.
SK22 4AQ.

20 JAN 2011

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- **INTRODUCTION.**

- This Design and Access statement is to be read in conjunction with the submitted drawing No. 28/11/10/1 and 28/11/10/2.

- **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 3A and 3B, 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 detached building that is currently vacant but has been used until recent times as a beauty therapist clinic. The property is the last building on this side of sett close. 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 prominent ashlar stonework quoins on all corners of the building. The main elevations of the property comprises of random rubble stonework. The property has a slate roof finish.
- The property is currently accessed from the front directly off the roadway of Sett Close and is approximately 9100mm wide at the front and 6650mm deep.
- The property frontage is in-line with detached properties further down Sett close on this side of the road.
- The property has no defined boundary at the front and is accessible directly off the roadway of Sett Close. The rear of the property is accessed via the open hard standing to the left hand side as viewed from the front.
- There is a 4300mm wide stoned hard standing and rear amenity area that is enclosed with a front and side high stone wall 1800mm high at rear and graduating down to a height of 750mm at the front. All 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 3 bedroom dwelling house. 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.
- It is proposed to form a coomed / vaulted ceiling at first floor level with the provision of 5 number velux conservation windows.
- All new stonework shall be locally sourced and shall match that of the existing external walls. Any new amended openings shall be provided with coursed gritstone walls stone heads and stone 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 painted finsih. The windows shall provide for a simulated sash design but provide for escape in the event of an emergency and finished with a painted finish.
- 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 at the top of 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 develop an easily maintained garden amenity space to the rear.

- **CAR PARKING**

- The property has no defined car parking facility but has a stoned side area that is relatively level.
- It is proposed to provide for 2 in line off street car parking bays on the current stoned hard standing.
- 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 compared with the previous use as a beauty therapy 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 painted finsih.
- 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 beauty therapy clinic.
- The original foot print of the property remains the same.
- The proposal will provide for comfortable, safe, 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.