

DESIGN AND ACCESS STATEMENT

PROPOSED DORMER WORKS

AND PROVISION OF SOLAR PANELS

PLANNING PORTAL REF 1335446

Hillside

North Road

Glossop

Derbyshire

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1.0 Introduction

- 1.1 Stamford~Wing Chartered Surveyors have been instructed by the applicant who owns Hillside, North Road, Glossop.
- 1.2 The applicant has a growing family and wishes to form additional living accommodation to the roof void.
- 1.3 The works will involve re-roofing works. The client considers that at this time it would make economic sense to install solar panels to the roof covering.

2.0 Existing Building

- 2.1 The main residence forms a two storey split level dwelling within a conservation area to the north of Glossop Town Centre.
- 2.2 The main residence is of traditional construction. External walls are of natural coursed stone faced type with roof over of timber framed blue slate clad construction.

3.0 Proposal

- 3.1 It is proposed to provide additional living accommodation within the roof void. The accommodation will incorporate two bedrooms and an en-suite.
- 3.2 To enable access to the roof void it is proposed to re-position the existing staircase serving the present rear upper bedroom and provide a further staircase from this upper rear level to the roof void area.

- 3.3 To accommodate this additional staircase it is necessary lift the ridge height of the rear projection to run level with the main ridge to the property. The main ridge is not to be increased in height.
- 3.4 Walls where to be increased in height are to be clad externally with matching coursed natural stone. Roof slopes are to be clad with matching natural blue slate.
- 3.5 Windows are to be introduced to serve the proposed accommodation. Windows to the flank elevations are to incorporate obscure glazing.
- 3.6 A dormer style window is to be provided to the rear main roof slope.
- 3.7 To the southern rear projection roof slope Kingspan Solamax or similar photovoltaic solar panels are to be placed.

4.0 Conclusion

- 4.1 The applicants own and occupy the application property.
- 4.2 The property is within a conservation area.
- 4.3 The applicants require further living accommodation to accommodate their growing family.
- 4.4 It is proposed to provide additional accommodation to the roof void.
- 4.5 Alterations externally will utilise matching natural stone and slate.
- 4.6 Apertures to the flank elevations are to incorporate obscure glazing.
- 4.7 Kingspan Solamax photovoltaic solar panels are to be provided to the outrigger southern roof slope.
- 4.8 The proposal will not affect the local amenity.