**2322** **13 January 2011**

# DESIGN AND ACCESS STATEMENT
## New House on land adjacent to Wyndcliffe, Cliffe Road, Glossop

1.00 **Type of Application**
This is a full planning application for the works described below.

2.00 **Site Location**
Tizere, Cliffe Road, Glossop, Derbyshire, SK13 8NT

3.00 **Proposed Development**
Changes to building and additional parking area

4.00 **Date of Preparation**
January 2011

5.00 **Date of Amendments**
None

6.00 **Applicant**
Mr J Sykes

7.00 **Agent**
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Contact Mr Colin Fox

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8.00 **Assessing the context of the site**

**1. Assessment**

The site which forms part of the garden of "Wyndcliffe" a modern bungalow on Cliffe Road.
The road is a residential road and the site is in between new properties. The site is therefore suitable for a domestic development.
Due to the landscape, the site slopes down away from the road, the building is designed with its principal level at the rear ground floor level. The front main entrance is also at this level accessed via steps.
Parking for two cars is accommodated at road level in front of the property with a turning ability so that vehicles can enter and leave the site in a forward gear from a level area.

**3. Evaluation**

The site is a typical infill development in a housing area.
This application relates to approval number-**HPK/2002/1000** the property being 95% complete.

**4. Design**

The Building design is based on the traditional stone cottages of the area with a dorma window to the rear to give an attic bedroom.
Steps from the front retaining wall give access to the rear garden and rear access, there is no level access to this property.

9.00 **Design Principles and Concepts Applied to the Proposal**

The development is in a principally stone area so the concept of the design was to follow the principles of stone built cottages.

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### Amount

This is a simple 3 bedroom cottage on three floors and is within layout and scale of other such properties on the road.

### Appearance

This stone built cottage is within the character of the area. The existing tree in the front garden is retained with front parking. The rear garden is set to lawns and flower beds.

### Energy

The new building will be designed to comply with all the requirements of the Buildings Regulations and an attempt to reach category 3 for sustainable homes (even though this is an extension) will be undertaken.

10.00 **Approach taken to Access**

The road is serviced by public transport, the bus stop being adjacent to the property.

11.00 **Standards**

The works will be undertaken to fully comply with the requirements of the Buildings Regulations approved Document M where applicable and BS 8300:2001. Also the general requirements of the planning policies of SMBC and the general requirements of development within the conservation area.