HPK/2011/0069

DESIGN & ACCESS STATEMENT

14 FEB 2011

Plot 1 Rear of 2 Pyegrove Glossop

The Site

The site is to the rear and South East side of 2 Pyegrove and is elevated, extending up a slope with an approximate gradient of 1 in 4 at the foot of the slope of Shire Hill. It is a wooded site however, the majority of the trees are Silver Birch, self sown, and are of little consequence particularly set against the backdrop of the large wooded slope of Shire Hill. There are some coniferous trees particularly to the rear boundary of the properties fronting Pyegrove and Sheffield Road. The remaining boundaries are mainly delineated with post and wire fences.
The site also benefits from an extant planning consent for a single dwelling sited at the rear of 2 & 4 Pyegrove.

The Proposal

The proposal is for a single detached dwelling comprising a semi basement garage and utility room, a lounge, kitchen, bathroom and bedroom at first floor with 2 further bedrooms and a bathroom within the roofspace.

Design

The house has been designed to fit into the contours of the site with the semi basement garage and utility room. Whilst the front elevation appears as a two storey house, the slope of the site at about 1 in 4 gives a rear elevation with the appearance of a bungalow with dormer. The house has also been designed with features suitable for use by disabled persons with access into the living space at the lower level and from the garage, a stairway width from ground to first floor suitable for a stair lift and a bedroom at the same level as the main living space. The orientation of the house on the plot has been determined to allow for maximum daylight to the front and minimum disruption of the privacy of the existing adjacent properties fronting Pyegrove and Sheffield Road. The front elevation faces South West towards the junction of Sheffield Road and Pyegrove and whilst this is towards part of the rear garden of 273 Sheffield Road there are some existing large conifers, which will remain, obscuring the view. Further planting of trees for screening is planned. The rear elevation to 273 Sheffield Road is at an oblique angle to the front elevation but is 31 metres away at the closest point. The side elevation towards the North West faces towards the rear garden of 2 Pyegrove however this elevation only contains 2 windows, one at first floor level towards the front of the house which serves a bathroom, the

other is a small means of escape window to a loft bedroom. This window however is not necessary if the rear dormer is accepted.
The rear elevation faces North East up the slope of the site towards Hurst Croft however, Hurst croft is 30 metres away at the closest point and the slope is a well wooded area and is to remain so. This elevation contains a long dormer to the roof area which has been incorporated to maximise the headroom in the rear roofspace in order to provide the bedroom and bathroom accommodation. The style of the dormer echoes the existing dormer on the rear of 2 Pyegrove. Being inset from both gables it will not be visible from the front but enables the overall height of the dwelling to be kept lower.
The South West elevation faces at an oblique angle across the rear of The Royal Oak public house. There are habitable windows in this elevation but there are no windows to habitable rooms in the rear of the public house which are overlooked by these windows.

Materials

In houses within close proximity to the site numerous construction materials can be seen, these include walls of random coursed artificial stone, some of natural coursed gritstone, others of brick and some with pebbledashed finish. In terms of roofing materials there is natural blue slate, natural greystone slate and various concrete tile finishes.
Numbers 2 and 4 Pyegrove have artificial stone walls and tiled roofs and it is proposed to use artificial gritstone for the walls of the dwelling with natural blue slate roof. All window and door openings in the masonry walls will have artificial sawn stone heads and sills.
In order to minimise maintenance and maximise thermal efficiency insulated pvc door and window frames are proposed with insulated pvc doors probably in a mid brown colour. It is proposed to construct the rear dormer either a with mid brown pvc weatherboard or lead finish.
Gutters will be 100mm half round pvc with 75mm round pvc rainwater pipes.
Parking and Amenity Space

The garage is 4.8m wide and 7.3 m long and will provide parking for two average sized cars, further space to park another car can be provided adjacent to the access steps as indicated on the proposed block plan. Turning space will also be provided as indicated on the block plan.
Due to the large size of the plot there is ample amenity space. It is proposed to take out as few of the trees as possible and leave large wooded areas. Some additional planting of saplings will also be carried out particularly near to the new boundary between the two plots. Garden areas will be provided to the front and rear as indicated with little change to the existing contours. The existing boundary treatments will remain the same also their adjacent trees. The new boundary will be a post and wire fence in the wooded area with some 2m high

screen fencing adjacent to the house, garden, turning space and drive. Extended turning space to number 2 Pyegrove will be provided by a re-arrangement of the existing access steps if necessary.

Access

Access to the site is proposed by a 3m wide drive taken off the south side of the existing drive to number 2 Pyegrove. This will still leave approximately 3m between the new boundary and the existing gable to 2 Pyegrove. This existing drive has good visibility in both directions which is enhanced by the gradient of the drive, rising from the footway and it will be ensured that the visibility will be to the satisfaction of the highway authority.
There will be two options for access into the house, either via the external steps to the first floor living area or, for anyone finding difficulty with those, via the front ground floor door which gives access to the internal stair which will have extra width to accommodate a stair lift.