HPK/2011/0070

DESIGN & ACCESS STATEMENT

Plot 2 Rear of 2 & 4 Pyegrove Glossop

14 FEB 2011

The Site

The site is to the rear and East of 2 & 4 Pyegrove and is elevated, extending up a slope with an approximate gradient of 1 in 4 and, 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 is a conifer hedge along the Western boundary to the rear of 4 Pyegrove and a mixture of conifers and deciduous shrubs along the boundary with 2 Pyegrove. Along most of the Northern boundary to the access drive to Hurst Croft there is a hedge of mixed hawthorn, laurel and beech. The boundary to the East is delineated with post and wire fences and the boundary to Plot 1 will be post and wire at its eastern end with 2m high screen fencing and/or screen hedging adjacent to the house on Plot 1.
The site 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 split level dwelling comprising a semi basement garage with living accommodation over extending Eastwards and bedrooms in the roofspace at the eastern end.

Design

The house will be designed to fit into the contours of the site utilising split levels to achieve this. The site levels will be reduced as indicated on the 1/200 Block Plan at the Eastern end of the house and to the rear, with graded banks or retaining walls to the specification of an Engineer so that the lower level of the house will sit into the slope at the top end. Whilst the actual design of the house has not been carried out it is envisaged that there will probably be a semi basement garage at the western end with living accommodation over. This living accommodation will extend eastwards to form the remainder of the house, with a possible slight change in levels at the top end. Above the eastern half of the house will be bedroom accommodation probably within the roofspace. The house will be designed to 'step up' the slope of the site with principle windows to the habitable rooms mainly facing North or South. Any bedroom windows facing South can be high level Velux type to preserve the privacy of the rear garden to Plot 1 and also the privacy of Hurst Croft. The house will also been designed with features suitable for use by disabled persons.

The orientation of the house on the plot has been determined to allow for minimum disruption of the privacy of the existing adjacent properties fronting Pyegrove, the house on Plot 1 and Hurst Croft. The front elevation will face North towards the access drive to Hurst Croft and open fields. This elevation will contain most of the principal windows to habitable rooms. The rear elevation will face South and whilst it will contain some windows to habitable rooms, they will be kept to a minimum and positioned so as not to compromise privacy. The development will, of necessity, require the removal of some trees however, any trees adjacent to boundaries will be kept except where the drive enters the site and further planting of trees for screening can be carried out.

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, as for Plot 1, 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 will provide parking for two average sized cars, further parking space can be provided adjacent to the garage and the turning space 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 to Plot 1.

Access

Access to the site is proposed along the access to Hurst Croft which was legally established when the site was purchased. This existing access is actually 6.6m wide but it is partially restricted by existing conifers. These conifers will be taken out to provide a minimum access width of 4.1m with a turning area in the splayed entrance to Plot 2. The access road will also be surfaced with a bound material to satisfy the requirements of the Highway Authority.
Access into the house will have provision for disabled persons in accordance with the current Building Regulations.