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DESIGN AND ACCESS STATEMENT 5 April 2011

With regards to new house and garage at land adjoining 41 Whitle Road, New Mills

Design
The proposed dwelling would be a 4no bedroom detached house. Due to site levels, it will be two storey on the front elevation and three storey on the rear. At the side of the house would be a double garage .

The new house would be 9.00m long x 9.00m wide. The garage would be5.5m long x 5.50m wide.

The external walls would be constructed in coursed natural gritstone. With natural stone lintels and cills to openings. The roof would be covered in natural blue slate. Windows and external doors would be painted timber.

All materials will be to Planning Authority Approval and samples will be provided before commencement of work.

The new house is sited on an infill plot between existing properties

The site has a number of small trees, which have been left unmanaged as the site has been vacant for many years. All these trees are to be removed to make way for the development. However new trees, appropriate for the area, will be planted in the rear garden, close to the South Boundary. A detailed tree planting / landscaping scheme for the site will be submitted for approval at reserved matters stage

The new development will have no impact on the amenity, privacy or living conditions of existing neighbours

Access
Access to the site is via a new vehicular access off .Whitle Road. All to Highway Authority specification. Two car parking spaces will be provided on site, plus the garage.

The parking area and path to the front of the property will be generally level with no steep gradients (max 1:14). The site will be filled as necessary to achieve this..

The front entrance doorway to the new house will have disabled access width door and 1:12 gradient ramped access/level landing. (all complying with Building Regulations)