

DESIGN & ACCESS STATEMENT

1no Detached Dwelling

On behalf of

Mr J France

On

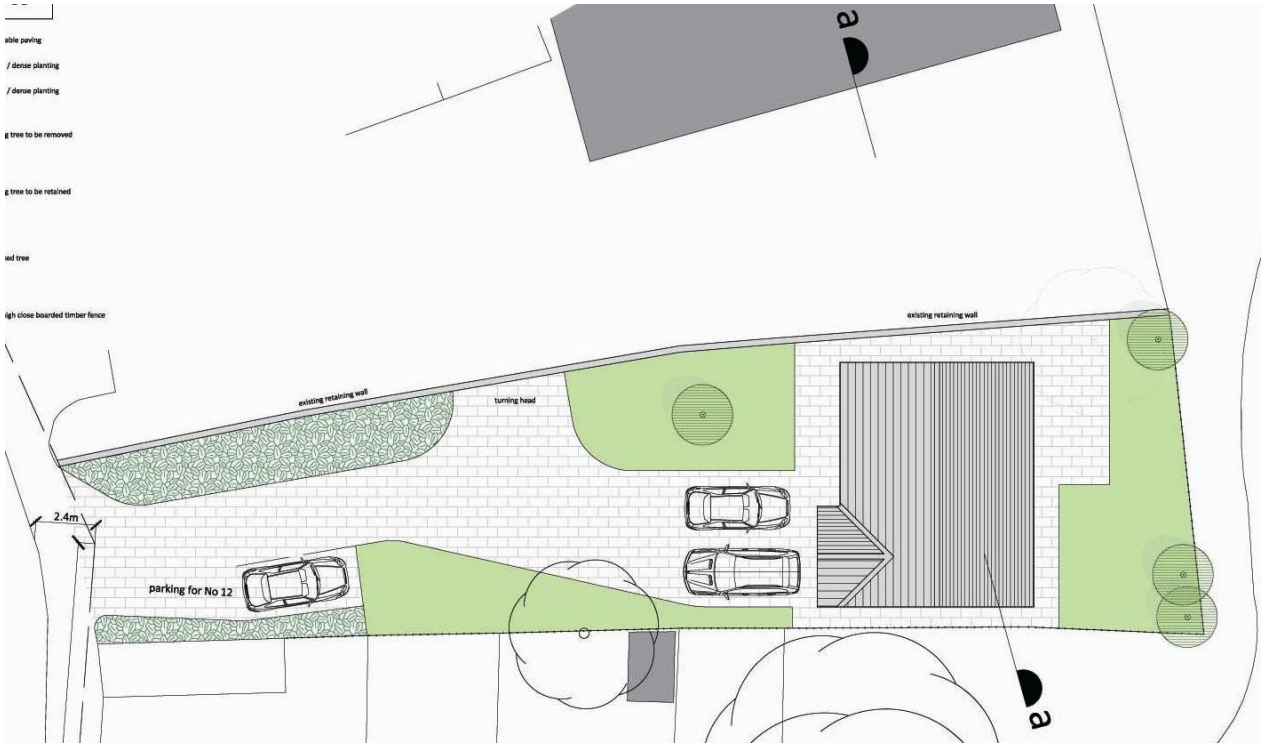
Land Adjacent to:

8 Dinting Lane
Glossop
SK13 7GA

RICS

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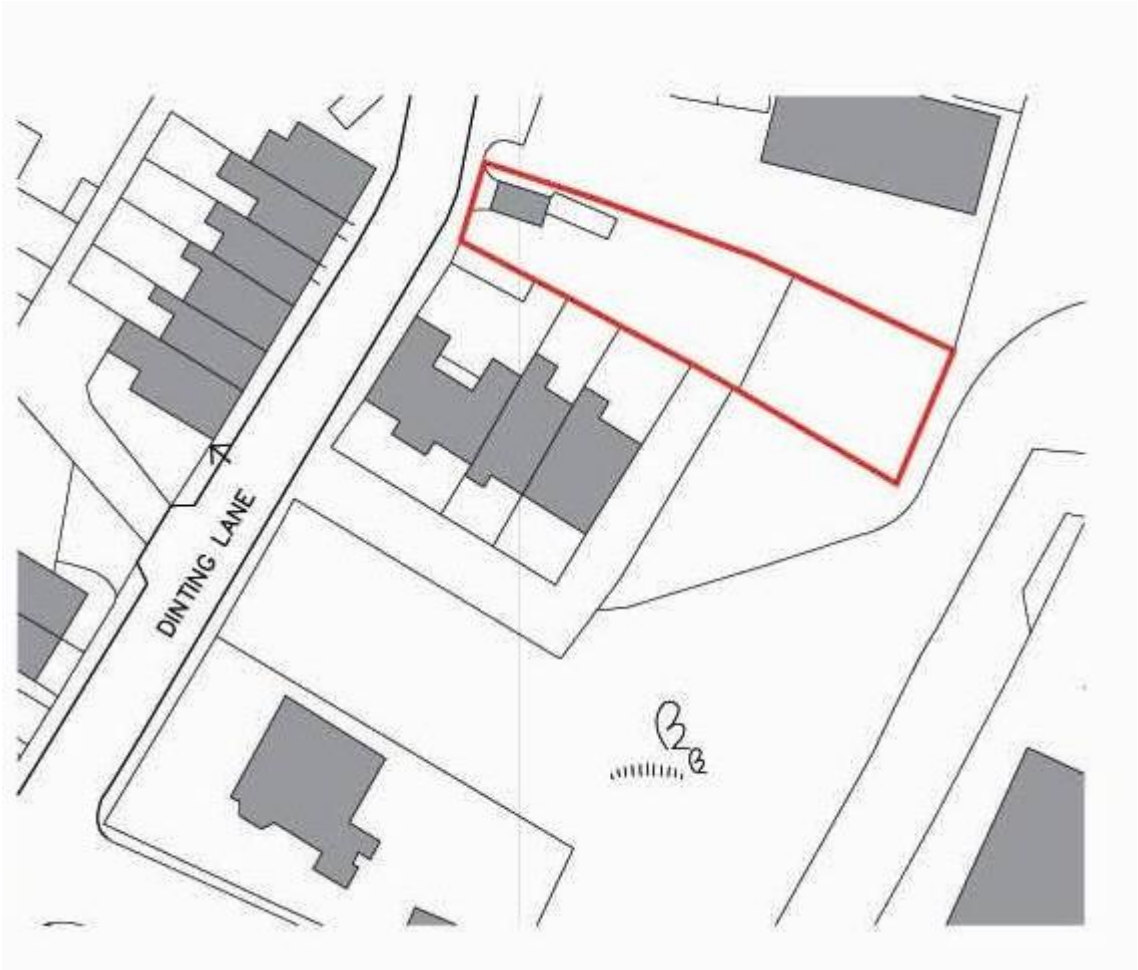
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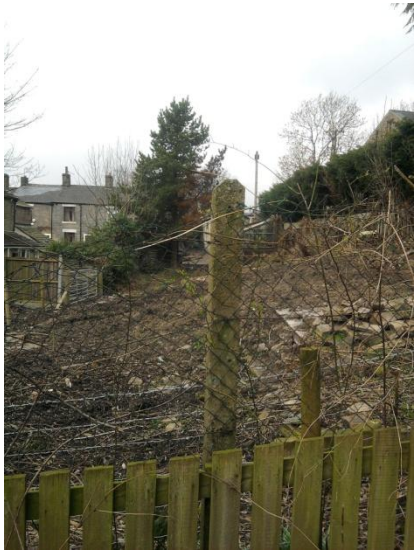
1.0 INTRODUCTION

The applicant wishes to develop a redundant parcel of land to the East of 8 Dinting Lane. The proposal is to provide a detached dwelling with associated parking, access and landscaping

The site currently belongs to 12 Dinting Lane and was last used as a garden.

The site has been unused for a number of years and is now over grown and in poor condition.









2.0 SITE EVALUATION

The site lies to the north east of 8 Dinting Lane and was last used as a garden to 12 Dinting Lane. The plot has been redundant for a number of years and has been cleared of outbuildings.

The plot has a site area of approximately 0.03 Hectares. The site is currently accessed by a made road which runs in front of the terrace block containing 8-12 Dinting Lane.

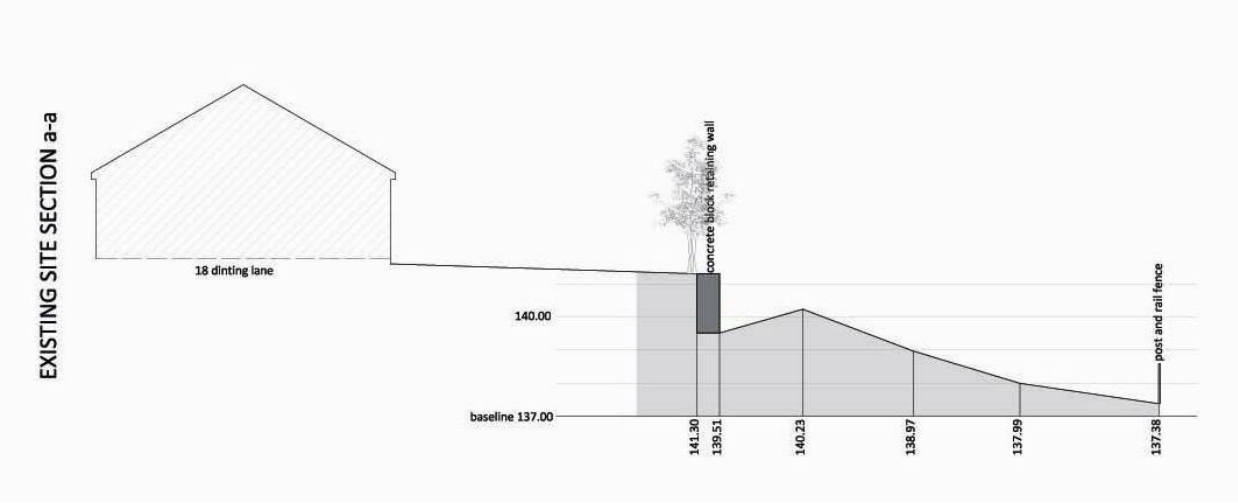
Ground levels increase to the North. A retaining wall structure of approx. 1.8m high has been constructed to the Northern boundary where levels continue to 18 Dinting Lane.

18 Dinting Lane takes the form of a detached bungalow and forms a similar infill development with access direct onto the highway. Beyond the eastern boundary is Lancashire Chemical Works.

The existing terrace block contains three dwellings and is two storey in construction. The properties are of traditional construction. Walls are of stone faced type with roofs of pitched stone and blue slate.

The site is situated within a mixed use area and is close to schools, employment areas, public transport links and Glossop town centre

3.0 PROPOSAL EVALUATION

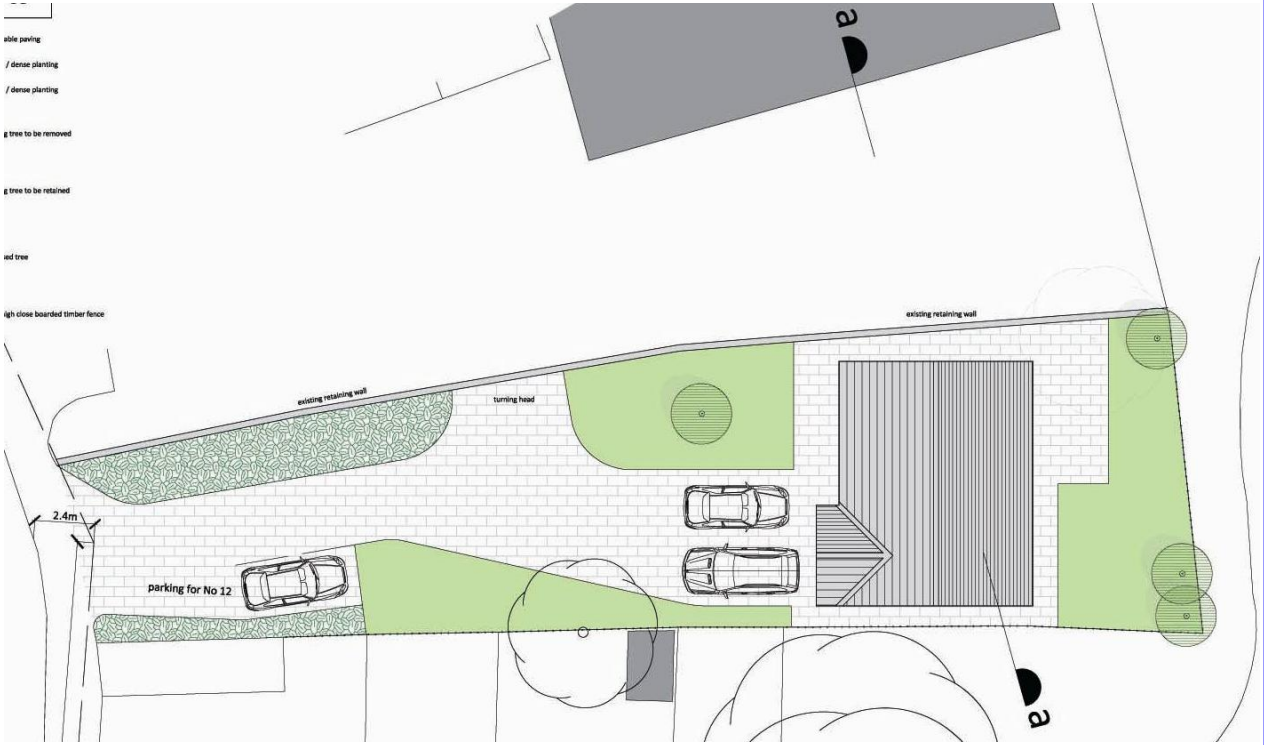


The attached proposals for the site take into consideration, the constraints and opportunities for the site, the particulars of which are detailed below.

To compensate for the loss of some of the poor quality tree specimens currently present on the site, a number of suitable new trees and shrubs will be planted within the site together with buffer planting where necessary. In addition, shrubs and trees are included amongst the hard landscaping to the front of the property in order to create a visually interesting and diverse environment.

The proposed layout is sympathetic to new and existing residents. The block is situated to the east of the site in order to prevent overlooking to the site boundaries and provide a suitable amount of outdoor space.

Where the proposal interfaces with the property at No 18, of the site, privacy has been maintained. Due to the change in level of approx 1.8m, the design reflects the need to maintain privacy by taking a one and half storey format. This will ensure that the overlooking distance to No18 will be maintained at a minimum of 10m as recommended in residential SPD guidance. In fact, the new plot is an oblique angle thus increasing distance over the length of the building



3.0 PROPOSAL EVALUATION

The property contributes to the provision of affordable family housing within the area

The site is to be accessed from an existing access to the rear/north of 12 Dinting Lane, this access currently serves a garage. A new off site parking space will be provided for No8 and will minimise the loss of 1 off road parking space

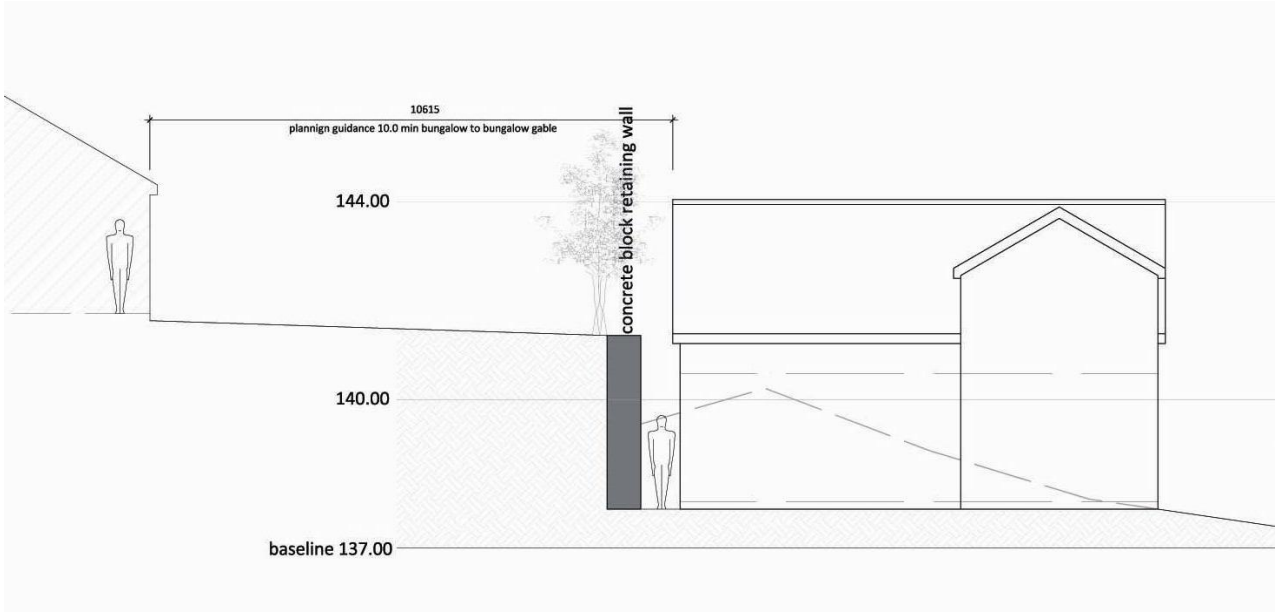
It is considered that the access conforms to the requirements of the highways officer with regard to turning, visibility splays and parking. The access does not affect the existing tract to the south of the adjacent terrace block.

The proposed siting of the block gives natural surveillance over the access to the site and to the public footpath to the rear

The proposal makes efficient use of the land which is currently poorly made, poorly maintained serves little use

The plot is to utilise an existing access with good visibility onto Dinting Lane.

4.0 DESIGN AND ACCESS



The applicants proposal is to develop the site with a single detached unit.

It is anticipated that the proposed dwelling is aimed at a family end user. The property will include a courtyard / parking area to the front, and garden and paved patio area to the rear / sides. There is also provision for 2 off street parking spaces to accommodate residents and visitors.

The proposed unit has been designed in order to ensure that they are inclusive to all potential residents. They are all Part M complaint with safe and easy access points to the front and rear of each property and close proximity to the parking spaces for individuals with walking difficulties. The staircases have been designed to allow easy adaptation for the use of stairlifts and the like.

Vehicular access has been considered and the design incorporates suitable turning space so as to ensure the easy access of vehicles to and from the properties, including access to for emergency vehicles. The design meets the residential SPD quota of a maximum two parking spaces per new residential dwelling.

Report prepared by:-

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5.0 ACCOMPANYING DOCUMENTS

The application consists of the following documents:-

J101063-01 site survey

J101063-02 location plans and site sections

J101063-03 proposed site layout

J101063-04 proposed section