Design and Access Statement

7 Spinner Bottom, Birch Vale, High Peak SK22 1AA

April 2011

- **Applicant**
  Mr. J. Ragdale

- **Proposal**
  Change of use of dwelling house (and former Post Office) to form bed and breakfast accommodation.

- **Location**
  7 Spinner Bottom Birch Vale High Peak SK22 1AA

- **Agent**
  Simon Jones
  SJ Design Limited
  The Old Co-Op Building
  Church Street
  Hayfield
  High Peak
  SK22 2JE

Background
7 Spinner Bottom currently serves solely as a dwelling house. The property accommodated Birch Vale Post Office until October 2008 when planning permission was granted (HPK/2008/0576) and implemented to extend the dwelling into the shop.

The Proposal
The proposal is for a change of use to provide bed and breakfast accommodation in three of the 4 existing bedrooms as detailed on the supporting plans.

The proposed change of use will provide much needed bed and breakfast accommodation in the locality, encourage visitors and tourism to the locality and surrounding area which in turn will be beneficial to the local economy. It is anticipated by the applicant that the proposals will provide employment opportunities in the future.

Design
No changes to the external elements or internal arrangements of the property are expected.

Accessibility
The development will remain accessible from the highway via existing arrangements maintaining inclusive access and access for emergency vehicles. The parking provisions are unchanged.

Conclusions
In conclusion, the proposed change of use will provide much needed bed and breakfast accommodation and encourage visitors and tourism to the area. It will maintain a fully accessible dwelling and have no adverse effect on the street scene.

SJ DESIGN LTD