DESIGN AND ACCESS STATEMENT
XX1002. D & AS. 110330

PROPOSED PLOT SUBSTITUTION
AT PLOT 1 TALBOT ROAD NORTH ROAD GLOSSOP
FOR MR & MRS D. ROSTRON.

INTRODUCTION

Mr and Mrs Rostron have discussed the possibility of revising the house type design and location for plot 1 with Karen Taylor at High peak Borough Council planning Department and have been advised that a Full planning application would be required.

This application is for the substitution of the approved house type with a new design that meets the requirements of Mr and Mrs Rostron and a revised location of the house within the plot. All other planning aspects are as per the approved planning application reference HPK/2009/0293.

DESIGN

USE:
Residential.

AMOUNT:
A single house.

LAYOUT:
The proposed location and aspect of the house respects the location of the protected trees and surrounding properties.

SCALE:
The house will be two storeys.

LANDSCAPING:
The existing trees and woodlands will be retained and new tree planting provided as an integral part of the new proposals.(See TBA revised landscape drawings.)

APPEARANCE:
The built form will be traditional local stone and slate roof construction, fenestration is of a simple domestic scale to fit in with the local vernacular.

ACCESS

As per the existing planning approval with wheelchair access as required by part M of the Building Regulations.

See materials and details appendix:-

MATERIALS AND DETAILS APPENDIX:

Samples as per Plot 2 for Mr Alan Davies unless noted otherwise and samples to be delivered by hand.

PITCHED AND ASHLAR STONE
(Pitched – Stanton Moor Pitched Face Walling)
(Stanton Moor Grit stone / Buff / Fine / Medium Grain)

COURSING
(140mm coursed stone with 290mm quoins)

EXTERNAL PAINT COLOURS
(Windows – RAL 9003 Signal White
(Entrance / External Doors – RAL 7040 – Window Grey
(Garage Doors – RAL 7035 (Horman Garage Door)

FRONT DOOR DESIGN
(See TFA Architects Drawing)

SPECIFICATION/SECTIONS
(See TFA Architect Drawing)

SASH WINDOWS
(See Vale Joinery Profile Drawing)

VELUX ROOF WINDOWS
(Conservation style CGL centre pivot)

CHIMNEY DETAIL
(See TFA Architect Drawing AD 9033.D02)