Ref 6 DESIGN AND ACCESS STATEMENT

25 TORR VALE ROAD, NEW MILLS SK22 3HS

USE

The building is for domestic habitation. I have discussed the proposed works with Planning, Conservation and Building Control Officers of High Peak Council and my proposals have consideration for their advice. I have also spoken to the neighbours at numbers 23 and 27 with regard to comparable work on their properties.

AMOUNT

The present front door is rotten but of appropriate design [see ref 15]. The rear door is sound, but with raised panels in mock Georgian style, which is inappropriate for the property [see ref 16].
At the front, the present windows are hardwood mock Georgian style [see ref 8]. At the rear, there is a mix of window styles and materials; two being in softwood and one in uPVC [see ref 9, 10, 11 and 12].

At the front, it is proposed to replace the door, ground and first floor windows [1 of each] and at the rear it is proposed to replace the door, ground [1 window] and first floor windows [2 off]. All replacement glazing units would be double glazed to reduce energy losses and therefore consumption. The doors are to be made of sapele hardwood which is sourced from managed plantations.

LAYOUT

The property currently has two bedrooms and a bathroom on the first floor; a kitchen to the rear on the ground floor and a lounge to the front. No proposals are made to change the layout.
It is the middle property in a terrace of three with number 23 to the right and number 27 to the left; the only properties on this part of Torr Vale Road. It faces the side wall of 62 Wirksmoor Road. All three properties have rear gardens. The end of the rear garden of number 25 is separated by a stone wall to the car park for the Rock Tavern.

SCALE

It is not proposed to change the size or the number of the existing openings for doors and windows. These are as follows.
Front elevation: - door 188 x 84cm, ground floor window 142 x 104cm, first floor window 142 x 104cm
Rear elevation: - door 187 x 94cm, ground floor window 105 x 121cm, first floor windows 103 x 77cm and 84 x 60cm.

LANDSCAPING

No change is proposed for the landscaping

APPEARANCE

It is proposed to use hardwood for the front and rear doors, to be painted a dark colour, set in softwood frames painted white. Both would be part double glazed to add light to the rooms, but not over 50% glazed. The rear would have one glazing panel in obscured glass [Pilkington Stippolyte] above the mid rail with several vertical panels below. The front door would have vertical panels below the mid rail with a sub tennon and muntin holding four equal sized panes of obscured glass above the mid rail. Photographs have been taken of the front and rear door of number 23 and attached as examples of the proposed style. Ref 17 and 18.

It is proposed that the front windows are replaced by double glazed awning windows with a mock sash, in softwood and set in softwood frames. The central transoms would be half way down the frame. All woodwork will be painted white. Attached photographs show the design. Ref 13

To the rear, the wooden windows are rotten and the uPVC one is old and ugly. All three windows are in different styles. It is proposed to replace these 3 windows with double glazed matt white uPVC all in the same style. All frame members would be 70mm wide to resemble a substantial wooden frame. The design is fully sculpted with grey gaskets, which represents a significant improvement to the older styles of uPVC frames [Ref 14]. The design is simple, without glazing bars set within the glass and is both in keeping with the property and of a similar style to the rear windows of number 23.

The casement kitchen window would have a central mullion with a single opener. The bathroom awning window would have a central, horizontal transom with opener above and glazed in obscured glass [Stippolyte].The rear bedroom casement window would have a mock central horizontal transom, but will be side hinged and fully opening.

ACCESS

The present access is via an unmade road to the front, across an uneven stone public footpath. The rear is accessed via a right of way that passes behind number 23 to number 27. It is not proposed to change this access.

Emergency exit will be improved by the side opening rear bedroom window on an egress hinge and it will be not be altered at the front, by retaining the half opening bedroom window.