HPK 2011/0310

DESIGN
Architects

DESIGN AND ACCESS STATEMENTS

Site Address:	20b Market Street, New Mills, Derbyshire SK22 4AE
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Use

The existing dwelling is located to the rear of retail premises at No 20 Market Street.

Amount

The proposal comprises new French Windows in the existing gable end facing North West.

Layout

The proposed French Windows and external steps will provide access to the existing patio/garden area to the rear from the first floor bedroom. The existing ground floor accommodation, due to site levels is mostly below the rear garden level.

The proposed French Windows to some extent will overlook the rear of the adjacent garden to No24b Market Street. There will be no privacy issues relating to adjacent dwellings as the new windows overlook garden areas only.

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Scale

The proposed French Windows will be of a domestic scale, with new opening 2.1m high X 1.65m wide. The new threshold will be approximately 0.7m above the patio area.

Landscaping

No landscaping works are envisaged.

Appearance

The existing stone gable end currently has no openings.

Off white uPVC French Windows are proposed for maintenance and security reasons. The windows will be the same colour as the existing softwood casement windows. The external landing and steps will be in tanalised softwood.

Existing fences will be retained to protect the amenity of neighbours.

Due to land levels there are existing amenity issues, for example, the gadren of No20 b overlooks the garden of No 24b and the garden of No 7 Hall Street overlooks the garden of No 20b Market Street.

Access

Access arrangements to the existing dwelling will remain unaltered which is currently via a passage between Nos 14 and 18 Market Street. The proposal will provide new access to the rear garden and an escape facility from the first floor.

The existing first floor casement windows do no have adequate escape facilities as the opening lights are above the escape threshold levels.

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