HPK/2011/0313

***John F Lomas*. M.R.I.C.S, M B Eng,**
Building Design and Planning Consultants
Chartered Surveyor

Rothbury
Chapel Road
Hayfield
High Peak
SK22 2JF
Tel 01663 745186

HIGH PEAK BOROUGH COUNCIL
PLANNING SERVICE
RECEIVED
10 JUL 2011

DESIGN AND ACCESS STATEMENT 9 June 2011

With regards to new dwelling at Heartsease, 132 Laneside Road, New Mills.

Design

The proposed dwelling would be a 3no bedroom detached house. Due to site levels, it will be single storey on the front elevation and two storey on the rear. There would be rooms in roof space, with pitch roof dormer windows.

The new house would be 9.00m long x 9.00m wide.

The external walls would be constructed in good quality coursed artificial stone. With feature artificial stone lintels and cills to openings. The roof would be covered in Grey Marley Melbourn interlocking slates. Windows and external doors would be Brown wood grain u.p.v.c.

All materials will be to Planning Authority Approval and samples will be provided before commencement of work.

The design would be such that the style and character of the new house would be in keeping with existing nearby properties.

The new house is to be sited in the side garden area. All principal windows to habitable rooms will be positioned on the North and South elevations, providing adequate natural light and sun light. Also, the existing dwelling at 132 has no principle windows to habitable rooms on its East elevation, facing the proposed house.

The positioning of the proposed dwelling will have no impact on the existing stream, which runs to the East and South of the site.

3no trees would be removed. An Apple tree (T3) as it is to close to the proposed house. A Common Laburnum (T4) and Common Alder (T6e) in order to achieve the required visibility at the new vehicle access. All other trees, which are the subject of a tree preservation order, will not be affected by the development. Also, as stated above, no principle windows to habitable rooms will be positioned in the East elevation facing the T.P.O trees. Ensuring that day light and sun light problems will not be an issue.

A detailed landscaping scheme for the site will be submitted for approval at reserved matters stage

The new development will have no impact on the amenity, privacy or living conditions of existing neighbours

Access

Access to the site is via a new vehicular access off . Laneside Road. All to Highway Authority specification. Permission has been obtained from adjoining land owners to carry out work necessary to achieve the required visibility and this 3rd party land is within the area edged red on the submitted plans Two car parking spaces will be provided on site.

The parking area and path to the front of the property will be generally level with no steep gradients

The front entrance doorway to the new house will have disabled access width door and 1:12 gradient ramped access/suitable stepped approach and level landing. (all complying with Building Regulations)