HPK/2011/0291

AP DESIGN Architects

# DESIGN AND ACCESS STATEMENTS

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|---|---|
| **Site Address:** | Gow Hole Farm, Marsh Lane, Furness Vale, Derbyshire SK23 7QE |

| **Applicant:** | **Agent:** |
|---|---|
| Mr John Wood<br>Gow Hole Farm<br>Marsh Lane<br>Furness Vale<br>Derbyshire SK23 7QE<br><br>Tele: 01663 746966 | Mr Alan Dearden<br>A P Design<br>4 Kinder View<br>New Mills<br>High Peak SK22 4DB<br><br>Tele: 01663 747777 |

**Use**

The proposal will provide a new site access from Marsh Lane which will replace the current access towards the north. The new access will serve part of the farm together with a future barn conversion if planning permission is granted.

**Amount**

The proposal will provide a new access approximately 21.5 metres wide reducing to 4.5 metres.

**Layout**

The proposed access is situated close to the brow of the hill on Marsh Lane and replaces the existing access to the north which will be permanently closed with a new dry stone wall infill replacing the existing access gate.

Due to existing land levels and an existing retaining wall within the site, the new access will not be at 90 degrees to Marsh Lane.

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**Scale**

The new access opening will be larger than the existing access to the north, 21.5 metres as opposed to 4.4 metres.

**Landscaping**

It is proposed to remove a section of the existing dry stone wall which is approximately one metre high together with soil and seedlings of the adjacent bank within the proposed visability splays.

The visibility splays will be maintained on a regular basis to prevent seedlings obstructing visibility. The first ten metres of the new access will have a tarmac finish or other bonded material with a back fall into the site of a minimum 1 in 14. This will prevent any surface water draining onto the highway.

It is not proposed to remove any semi-mature trees.

**Appearance**

The new access will appear larger than the existing access to be closed although there will be little alteration to the adjacent dry stone walls and banking.

**Access**

The new entrance will replace existing access to the north. The third access to the farm yard will remain unaltered.

Referring to Paul Edwards letter of the 15th September 2009, the proposed access will provide safer access and egress from the site as it located adjacent to the brow of the hill on Marsh Lane.

The existing access which is to be closed is very substandard as vehicles approaching from the south have generally reached the speed limit at the brow of the hill. A similar dangerous situation exists to the north where approaching vehicles are travelling down hill before negotiating a right hand bend.

The existing access point is opposite the junction with Ladypit Road which in itself is a hazardous junction as vehicles exiting from the road cannot see vehicles approaching from the south.

The closure of the existing access will slightly lesson the risk at the existing junction.

27 May 2011