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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

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DESIGN AND ACCESS STATEMENT 9 June 2011

With regards to new dwellings at land adjoining 87 Chapel Road, Whaley Bridge.

Design

The proposed dwellings plots 1 & 2 would be 3no bedroom semi-detached houses, Plot 3 would be a 4no bedroom detached house. Due to site levels, they will be two storey on the front elevation and three storey on the rear.

The semi-detached houses would have an overall footprint of 12.50m long x 9.00m wide (total for the two dwellings), with a single storey w.c / hall area on the front elevation. The detached house would have an overall footprint of 12.00m long x 6.00 to 8.00m wide.

The external walls would be constructed in good quality coursed artificial gritstone. 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 at reserved matters stage.

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

The new houses replace the existing massage and beauty therapy premises (previous permission HPK/2004/1052) and other outbuildings on the site. The commercial use on the site would be extinguished, should this planning permission be granted.

The layout of the proposed dwellings have been designed so as to have little impact on the existing T.P.O trees on the site. (see enclosed report on trees dated July 2011). Indeed, the closure of the existing access road and reverting this area to garden, will in fact significantly lower the stress on the root system of these protected trees by the removal of vehicle movements in this area.

Trees on the banking areas, which are not covered by the T.P.O order, are to be removed as necessary. However new tree planting will take place, as appropriate. A detailed landscaping scheme for the site will be submitted for approval at reserved matters stage

The development will have no impact on the canal feeder, which runs to the South of the site. Discussions and meetings have taken place with Mr Darren Spann of British waterways. (British waterways reference WBS P/07281/1/01/04/10)

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

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The final design of the houses will incorporate energy conservation and renewable energy technology. (rain water harvesting, ground heat pumps or solar panel and a high standard of insulation, for example).

Access

Access to the site is via a new vehicular access off Chapel Road. The width of the access, radii and visibility will be provided in accordance with the Highway Authority requirements. The applicants have been in discussions with Mr Paul Edwards from Derbyshire County Council Development Control. A speed survey has been carried out on Chapel Road, to determine visibility distances required. Also swept design analysis has been prepared for cars and refuse truck using the new access.

The existing substandard vehicle access on to Chapel Road would be permanently closed.

Each of the 3no bedroom houses will be provided with two parking spaces . The 4no bedroom detached house will have three car parking spaces. (minimum 4.80m long x 2.40m wide).

The parking areas will be generally level with no steep gradients .

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