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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 & ACCESS STATEMENT

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With regards to change Of use to form 2no dwellings, at 39 & 41 Church Road, New Mills.

The applicant is also the owner of no 43 Church Road.

Access

Access to the cottage and flat is via external doors on the rear elevation of the building.(from the existing rear yard area). These doorways will have disabled access width doors, all complying with Building Regulations.

Parking is going to be provided, as follows :-
One parking space for existing cottage at no 43, (in existing garage).
One parking space for new cottage at no 41, (in rear yard.)
One parking space for new flat at no 39, (existing parking space at side of no 39.)
One parking space for existing shop at no 39, (existing parking space at side of no 39).

The parking spaces and rear yard area are generally level and there are no steep gradients.

The parking layout is indicated on drg no 11.9 / 1.

Design

External alterations have been kept to a minimum so as to retain the character of this traditional building.

The building forming no 39 & no 41 Church Road is constructed with natural blue slates to the roof, and natural gritstone to the walls. The link extension will be constructed in matching materials

The external walls are in good structural condition and no rebuilding work is required. Any alteration work needed will be carried out in matching natural stone.

All existing main window and doorway openings have been used in the design. There are a number of new doors and window openings on the rear elevation. These are indicated on drg no 11.9/4.

The windows will be dark woodgrain u.p.v.c and will be one pane over one pane, with top opening light (as the existing front elevation of no 43). Except the rear first floor window at no 41, which will be white u.p.v.c to match the rear windows of no 43.

External doors will be dark wood grain u.p.v.c with glazed panels, as indicated. The patent folding doors will be oak framework with full glazed panels.

John F Lomas