



HPK/2011 / 0533
DESIGN
Architects

HIGH PEAK BOROUGH COUNCIL

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DESIGN AND ACCESS STATEMENTS

Site Address:	25 Marsh Lane, New Mills, High Peak SK22 4PN		
Applicant:	Agent:		
Mr M Catterall 22 Parkland Avenue New Mills High Peak SK22 4DT Tele: 01663 747935	Mr Alan Dearden A P Design Architects 4 Kinder View New Mills High Peak SK22 4DB Tele: 01663 747777		

Use

The current site houses a two bedroom dilapidated bungalow which was built in the early 20th century.

The property is in very poor condition with extensive subsidence, rotten floors and windows, rising damp and shaling roof tiles.

It will not be cost effective to retain the bungalow and it is proposed to demolish the property and replace it with a new dwelling more in keeping with the adjacent housing.

Amount

The new dwelling will have four bedrooms, two ground floor reception rooms, a kitchen/dining area, a utility room and ground floor toilet.

Layout

The front of the new dwelling will be in line with No23 Marsh Lane and set back from No27 Marsh Lane.

The principal entrance is to the front of the property providing access to a central hallway with a staircase to the first and second floors. Two off road parking spaces will be provided.

Scale

The scale of the property will be different to the existing bungalow and has been designed to emulate the front of No23 Marsh Lane and other double fronted Victorian dwellings in the vicinity.

The height of the new dwelling will not exceed No23.

Landscaping

The proposed landscaping will be similar to existing, with lawn and border areas and new fruit trees to the rear garden. Steps and ramps have been included to the front with a stepped border.

Appearance

The appearance of the property will be to a traditional Victorian design in coursed local stone, sash windows and a slate roof. The proposals will enhance the view from Marsh Lane.

Access

The current bungalow has two stepped access points from Marsh Lane without any off road parking.

No23 Marsh lane has off road parking but the terrace properties to the south do not and residents park on the road. The new proposals provide two off road parking spaces with ambulant steps to the upper house level.

A secondary ramped access has been provided to the south west of the site which will also facilitate refuse collection.

A level access threshold has been provided to the south entrance doorway into the utility room.

26th September 2011