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High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
28.9.2011.

Design and Access statement: Proposed two storey extension, refurbishment of existing stone outhouse with parking over, internal alterations and new stone wall to front at 41 Thorpe St. Old Glossop.

Existing house:
The property is a detached dwelling fronting directly onto Thorpe St, with open land to both sides and to the rear.
It is a stone built house with painted timber windows and doors and stone greys to the roof. The house is built on a sloping site thereby creating a two storey frontage with three storeys to the rear, attached to one side of the house is a concreted parking area over an outhouse, boundary walls are dry stone.

Proposals:
It is intended to construct a two storey extension across part of the rear elevation and extending out from the side elevation, the ground floor (from Thorpe St) will be a garage which is set back from the house frontage to allow parking space in front of it, this will increase the parking provision by one space as at present only one car can be parked alongside the house, this will allow off road parking for the house, improving and making more safe the traffic movement to the highway. The remainder of the ground floor section will be an extension to the current living accommodation.
The lower ground floor plan accessed from the rear garden will be a refurbishment and extension to the existing outhouse to provide improved facilities to the house and immediate access to the garden from the living area.
The new stone wall to the front is to improve amenity and privacy to the house and give some degree of protection to the front entrance door, it will constructed along the edge of the carriageway which is the boundary to the house and will be 800mm high in stone to match existing walls.
At present the rear boundary wall is only 500mm high from the ground, it is proposed to increase this to provide a safe height boundary wall for the occupants children as the river bed is some 3m down from the garden level.
External materials will be to match the existing with a choice of stone greys or slate to the roof as required by the planning dept.

Access:
The access to the house from Thorpe St. will be unchanged save for the new gate through the new stone wall, the access to the rear will be improved as the new steps will be of a consistent rise and going as opposed to the rough steps which exist at present.

M. Hambleton.

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