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DESIGN ACCESS STATEMENT for THORPE STREET, OLD GLOSSOP
PROPOSED 12 No SINGLE GARAGES

The scheme aims to provide much needed off road parking facilities in an area where parking is premium, with vehicle restrictions rigorously enforced on residents cars etc. the narrow streets and roads in Old Glossop are becoming ' clogged ' with parked cars which, cause congestion and a danger to the general public as well as other motorists. This schemes attempts to rectify some of the problems by providing secure off street parking using lockable secure garages facilities.
The land at present is used as a ' dumping area ' for disused vehicles and fly tipping, the area has become overgrown with vegetation as clearly becoming un sightly for the residents. The road surface is un made and during the winter months or period of inclement weather becomes a quagmire, this then forms the basis for mud and debris on the roads of Old Glossop a problem which this scheme will reduce.

Proposal
Our clients intention is to erect 12 No garage units to let or sell to adjacent neighbours of the site in order to keep private vehicles off the road. These garages will be constructed from stone to colour and type to match adjacent properties together with matching mortar. The roof of the garage will be of smooth tile, colour and texture to compliment the adjacent properties. This proposed material finish will allow the garage units to blend in with the surrounding area without contrast and preserve the natural features of the site.
The existing rough track surface of the site is to be resurfaced using a permeable asphalt finish to allow surface water to naturally drain through the material without requiring drains or indeed altering the ecological system of the site. The proposed surface treatment also acts as natural filter for oils and fuels which alleviates the need for oil traps etc on the site. The whole site area is to be cleared of all debris, over grown vegetation and leveled to form a clear and open space to erect the garages.
The scheme will include for the modification of the entrance to the site in accordance with the local authority highways requirements which have been specifically detailed following discussions with the highways engineers. This revision of the entrance will clearly make both exit and egress easier and safer for both motorist and pedestrian alike as visibility and awareness to and from the entrance will be greatly increased.
Drop kerbs are to be introduced with tactile surface finish which will clearly aid pedestrian crossing of the entrance zone.

Site
The site is located at the junction of Thorpe Street and Church Street, Old Glossop at the former Quarry.
The area of Old Glossop being renowned for its natural beauty and picturesque cottage dwellings, should be retained and maintained for the residents of the area.
The provision of off road parking would help serve this purpose and help preserve the natural beauty of the area as well as keeping residents vehicles safe. The existing vehicle entrance is unmade and presently unsightly, even unsafe for residents.

Security and Crime
The site will retain its open feeling with access for residents at all times. Crime in any community is always a problem and therefore must be combated, to that extent all the garage units will be fitted with secure locks and each garage is visible from adjacent residents premises. It is not intended to introduce security lights or similar as this may cause nuisance to the neighbours, however, the facility will be offered to each garage user and installed if required, this system will be run on a PIR system using a solar panel strategically located to provide a power source which is both 'green' and safe.

Noise
The development is situated in a quiet area of the town and generally only used by residents and neighbours. It is intended to locate all the garages as far away from the dwellings as possible to reduce noise levels as much as possible from vehicles and garage doors.

Flood Risk
The site is not located in a flood risk area, therefore standard drains systems are to be utilized and porous asphalt surface applied, which would allow the natural drainage of surface water from the site to dissipate through the material.

Landscape
All existing mature trees are to be retained, however, the over grown vegetation is to be removed from the site. New tree or planting species will be local to the area, flora and fauna to be respected, hence all planting species of all types will be local and generic to the site.

Public transport
There is an excellent public transport service to the area, which should be utilized, however, this project is specifically designed for the purpose of providing secure parking for residents and to allow the existing highway system to be free of vehicles and readily accessible to public transport.

Conclusion
Our client has looked at several alternatives for the site as a whole and realized that there is a need to remove vehicles off the highway and provide secure parking as well as clearing the area of over grown vegetation.
The proposed development is intended to promote a sense of well being in the community and safety of its residents both on and off road.
We have undertaken an extensive review of the site and asked question of the neighbours as to their requirements in respect of its use, this review as highlighted and established that there is a requirement for the development and that residents are in favour of the proposal.

Yours sincerely

J.KENDAL