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DESIGN & ACCESS STATEMENT 22 September 2011

With regards to change Of use of vacant Public House to 5no dwellings, at The Nags Head, Charlestown Road, Glossop.

Access

Vehicle access to the 5no dwellings would be via the existing access from Charlestown Road, to the North of the site. This has good unrestricted access. The existing second vehicle access to the South of the site is to be closed.
There is good visibility from the access in either direction and improvements are to be carried out to provide 2m x 2mx 45degree pedestrian intervisibility splays.

Good parking facilities are provided in the rear yard area. A total of 10no spaces will be created, one of these being a disability space.

Also provided in the rear yard is a turning area

Design

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

Later additions, being the rear single storey area with flat roof and rendered walls and rear single storey area with low pitch felt roof and red brick walls, are to be demolished and cleared from site.

The building forming residential units 1,2,3 & 4 is constructed with natural blue slates to the roof, and natural gritstone to the walls. The building forming unit 5 is constructed with flat grey interlocking tiles to the roof and natural gritstone to the walls.

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 window and doorway openings have been used in the design. There are a number of new doors and window openings. These are indicated on drg no 11.9/2.

The windows will be white u.p.v.c and will be one pane over one pane, with top opening light.

External doors on the front elevation will be timber panel doors (paint finish)with two top glazed panels.

External doors on the rear and side elevations will be wood grain u.p.v.c with one top glazed panel.

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