1 Park Crescent, Little Hayfield,
High Peak, SK22 2NP

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design

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6th October 2011

MC 03 DA

High Peak Borough Council
Planning and Development Services
Municipal Buildings
Glossop
SK13 8AF

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION

RE: PROPOSED SITE, MOORLAND ROAD, BIRCH VALE, HIGH PEAK, SK22 1BS.

EXISTING (see Local Plan Dwg. No. MCW1)

Situated off an unmade road (Moorland Road)
The site was part of the garden belonging to Ryecroft, (now sold) a brick built semi detached two storey house, there are a mix of detached, semi detached houses and bungalows mainly constructed in brick with grey tile roofs.

PROPOSED

The application is for OUTLINE PLANNING in Principal with Matters Reserved on the retained half of the garden (the site).
If granted, the site will be sold and the developer will submit a new Planning Application with details of Appearance, Landscaping, Layout and Scale.
We have indicated the position of a four bedroom, two storey house on the site with parking for three cars (as an example). (see Dwg MCW2)
The footprint measuring 10 meters x 8 meters with 2.5 meter central glazed extension.
The eaves height would be no more than 6 meters high.
The proposed property would sit central on the site facing South West.
The garden would have a boundary of indigenous mixed planting and stone walls.
There is enough room for Bin stores and a cycle shed.

ACCESS

Access to the site is via new vehicular access off Moorland Road, all to Highways specification. Three car parking spaces will be provided.
There are bus links from the A6015
Moorland Road is to the South of New Mills Road at the junction with Station Road by The Grouse Public House and Restaurant. GR. SK. 024 867

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