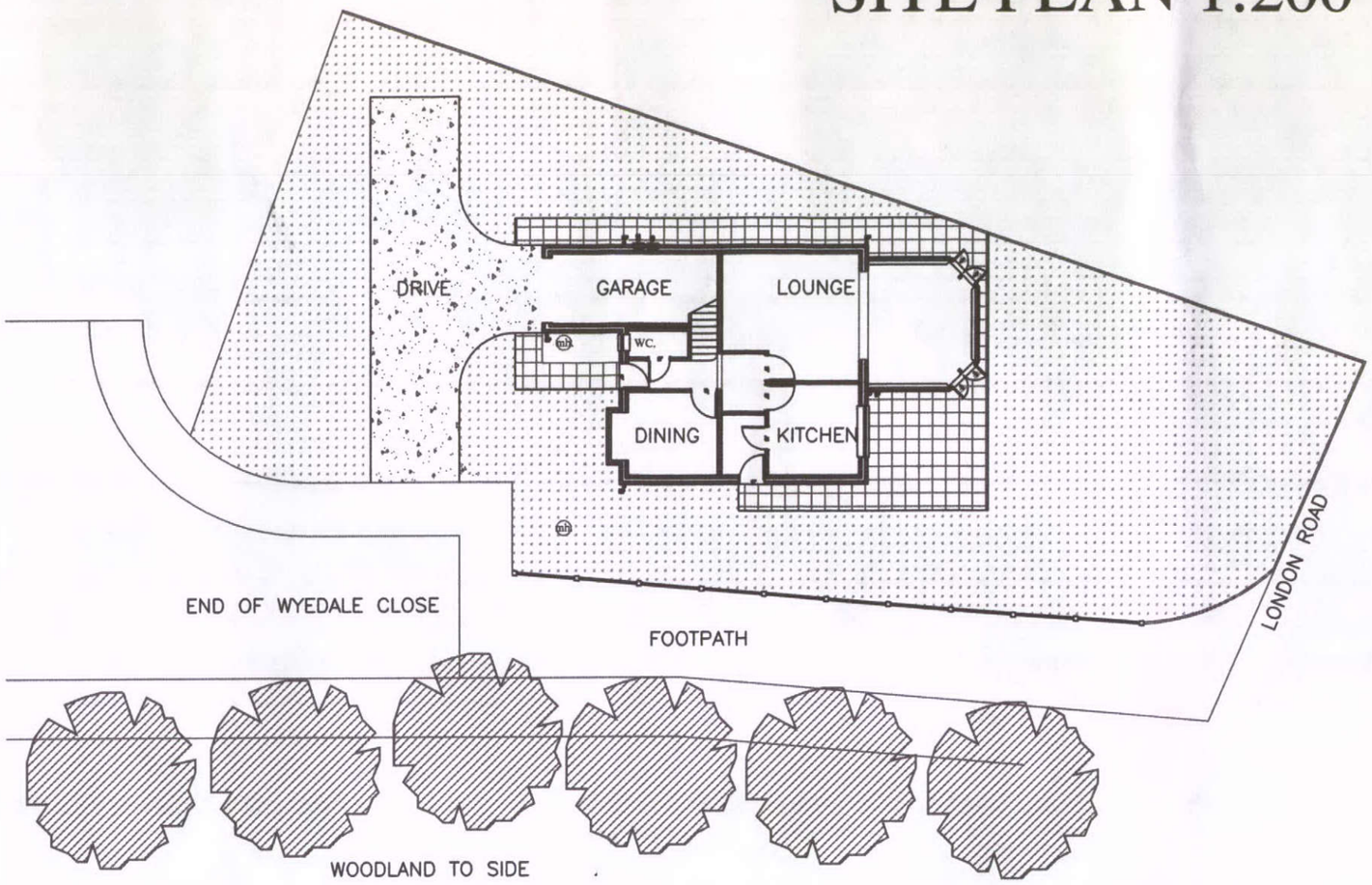
SITE PLAN 1:200



DESIGN AND ACCESS STATEMENT

29 WYEDALE CLOSE SITS AT THE END OF THE MAIN ROAD THROUGH THIS MODERN HOUSING ESTATE JUST OFF LONDON ROAD IN BUXTON. THE PROPERTY IS A MODERN 4 BEDROOM DETACHED DWELLING THAT BACKS ONTO LONDON ROAD ADJACENT TO THE MAIN FOOTPATH LINK INTO THE SITE FROM THAT ROAD. A GOOD SIZE GARDEN IS IN PLACE TO THE REAR AND SIDE WITH A GOOD SIZE FRONTAGE ALLOWING FOR PARKING AND TURNING OF VEHICLES ON SITE. ALTHOUGH THERE IS ALREADY ON INTERGRAL GARAGE TO THE DWELLING, THIS IS OF VERY SMALL SIZE AND DOESN'T REALLY ALLOWING FOR THE COMFORTABLE PARKING OF ANY VEHICLE.

THE AREA OF LAND TO THE SIDE OF THE DWELLING CAN COMFORTABLY ALLOW FOR AN ATTACHED SINGLE GARAGE THAT WOULD ALLOW FOR GOOD GARAGE PARKING AND AN INTERNAL STORE AREA TO THE REAR WHILST ALLOWING FOR THE EXISTING INTERGRATED GARAGE TO SIMPLY BECOME A STORAGE AREA WITH ACCESS TO THE DWELLING VIA A NEW PORCH. THE GARAGE IS TO BE ACCESSED VIA AN EXTENDED DRIVE AREA LED TO BY AN EXTENSION OF THE EXISTING DROPPED KERB TO THE CURRENT DRIVE SPACE, THE LAYOUT ALLOWING FOR VEHICLE TURNING AND EXIT ONTO WYEDALE CLOSE - THERE IS OBVIOUSLY NO IMPACT OF THIS ON PASSING VEHICLE MOVEMENT AS THIS IS THE END OF A DEAD END.

THE GARAGE ITSELF WOULD FOLLOW THIS PITCH OF THE EXISTING HOUSE OF 35deg AND WHILST THIS MEANS QUITE A HIGH GABLE FOR A GARAGE, THIS HAS NO IMPACT ON SURROUNDING NEIGHBOURS AS THERE ARE NONE - WITH THIS GABLE FACING THE PATH AND THE WOOD BEYOND. THE GABLE HEIGHT WOULD ALSO ALLOW FOR STORAGE ABOVE THE GARAGE - HENCE THE PROVISION OF SKYLIGHTS IN THE ROOF VOID.

TO THE FRONT OF THE DWELLING A NEW PORCH IS PROPOSED, TO ALLOW FOR A NICE LIGHT AND AIRY SPACE TO ENTER THE DWELLING. THIS PORCH WOULD BE GLAZED STRUCTURE ABOVE A CAVITY WALL TO MATCH THE DWELLING, WITH THE WINDOWS IN ROSEWOOD UPVC TO MATCH. THE PORCH WOULD ALSO ALLOW FOR ACCESS FROM THE GARAGE INTO THE HOUSE WITH CAUSING A COLD BRIDGE AREA AS THIS STRUCTURE WILL BE A LOBBY PORCH WITH AN INTERNAL DOOR TO THE MAIN HALL.

THIS IS GOOD SIZE PROPERTY WITH A LARGE BOUNDARY AREA WITH NO OVERLOOKING NEIGHBOURS AND HENCE THESE WORKS CAN COMFORTABLY TAKE PLACE WITH LITTLE OR NO IMPACT TO ITS SURROUNDINGS. THE WORKS WILL ALSO ENHANCE THE APPEARANCE OF THE CURRENT BUILDING.









HPK/2011/0585

HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
RECEIVED
19 OCT 2011

DWG: EXISTING SITE PLAN
29 WYEDALE CLOSE
BUXTON

REVISIONS:

1:200	CHECKED:
DATE: OCT' 11	DRAWN:

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EXISTING 01

29 WYEDALE CL'

29 WYEDALE CLOSE, BUXTON