PLANMART

PLANMART ARCHITECTURAL DESIGN CONSULTANTS
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High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
18.10.2011.

Design and Access Statement: Proposed detached dwelling on land behind 105 St. Mary,s Road, Glossop.

At present the land is a vacant area of grass and shrubs occasionally used for fly tipping, it is bounded on the east side by Sefton Street and on the northern side by a roadway between the houses fronting onto St. Mary,s Road which is used daily as access to the slaughter house at the end of the road and to give access to Sefton St.
The proposed dwelling will sit more or less central to the plot, facing north and within permitted separation distance criteria from the existing houses. There is sufficient space to the eastern side of the house to preserve pedestrian access to the rear of the houses fronting St. Mary,s Road. There is an attached garage and vehicle access will be from the existing roadway mentioned above.
The house would be constructed in a simple style with features and external materials typical to the existing houses in the immediate vicinity.
Consideration has been given in the proposals to avoid over development of the site, with ample external garden area as can be seen from the site plan.

Mr M Hambleton

Ref: 2382