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COUNCIL
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DESIGN AND ACCESS STATEMENT 18 November 2011

With regards to new house and garage at land adjoining 41 Whitle Road, New Mills

Design
The proposed dwelling would be a 4no bedroom detached house. Due to site levels, it will be two storey on the front elevation and three storey on the rear. At the side of the house would be a detached garage with a garden store below.. Due to site levels, this will be single storey on the front elevation and two storey at the rear.

The new house would be 9.00m long x 7.50m wide. The garage would be5.5m long x 3.800m wide.

The external walls would be constructed in coursed natural gritstone. With natural stone lintels and cills to openings. The roof would be covered in natural blue slate. Windows and external doors would be painted timber.

All materials will be to Planning Authority Approval and samples will be provided before commencement of work.

The design is traditional and the construction uses natural materials.

The new house is sited on an infill plot between existing properties within the built up area boundaries of New Mills.

There are no trees on the site. However new trees, appropriate for the area, will be planted in the rear garden, close to the South Boundary.

There are no protected species on the site. A protected species survey / ecological assessment was carried out in June 2011, which confirmed this. The planning Authority already have this on their file

The new development will have no impact on the amenity, privacy or living conditions of existing neighbours.

Access
Access to the site is via a new vehicular access off .Whitle Road. All to Highway Authority specification. A site meeting with Mr Ian Turkington from D.C.C took place on the 9 November 2011. Two car parking spaces will be provided on site, plus the garage.

The parking area / drive to the front of the property will be generally level with no steep gradients (max 1:14). The site will be filled as necessary to achieve this, (see section DD)

The front entrance doorway to the new house will have disabled access width door and 1:12 gradient ramped access/level landing. (all complying with Building Regulations)