



DESIGN & ACCESS STATEMENT

1no Pair Semi-detached Dwellings

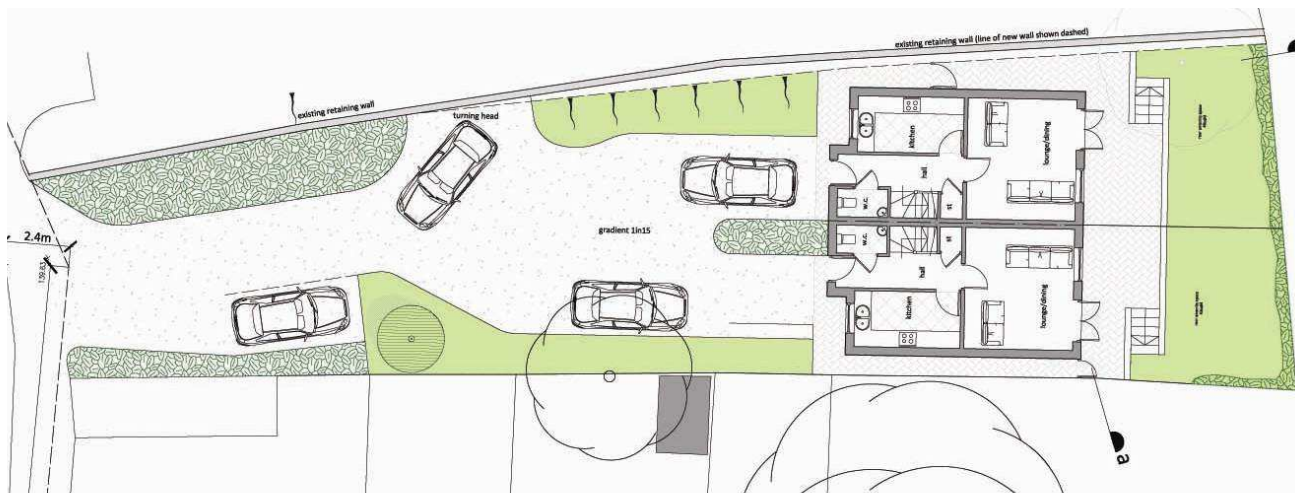
On behalf of

Mr J France

On

Land Adjacent to:

8 Dinting Lane
Glossop
SK13 7GA



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1.0 INTRODUCTION

The applicant wishes to develop a redundant parcel of land to the East of 8 Dinting Lane. The proposal is to provide a pair of semi-detached dwellings with associated parking, access and landscaping

The site currently belongs to 12 Dinting Lane and was last used as a garden.

The site has been unused for a number of years and is now over grown and in poor condition.



2.0 SITE EVALUATION

The site lies to the north east of 8 Dinting Lane and was last used as a garden to 12 Dinting Lane. The plot has been redundant for a number of years and has been cleared of outbuildings. The plot has a site area of approximately 0.03 Hectares. The site is currently accessed by a made road which runs in front of the terrace block containing 8-12 Dinting Lane.

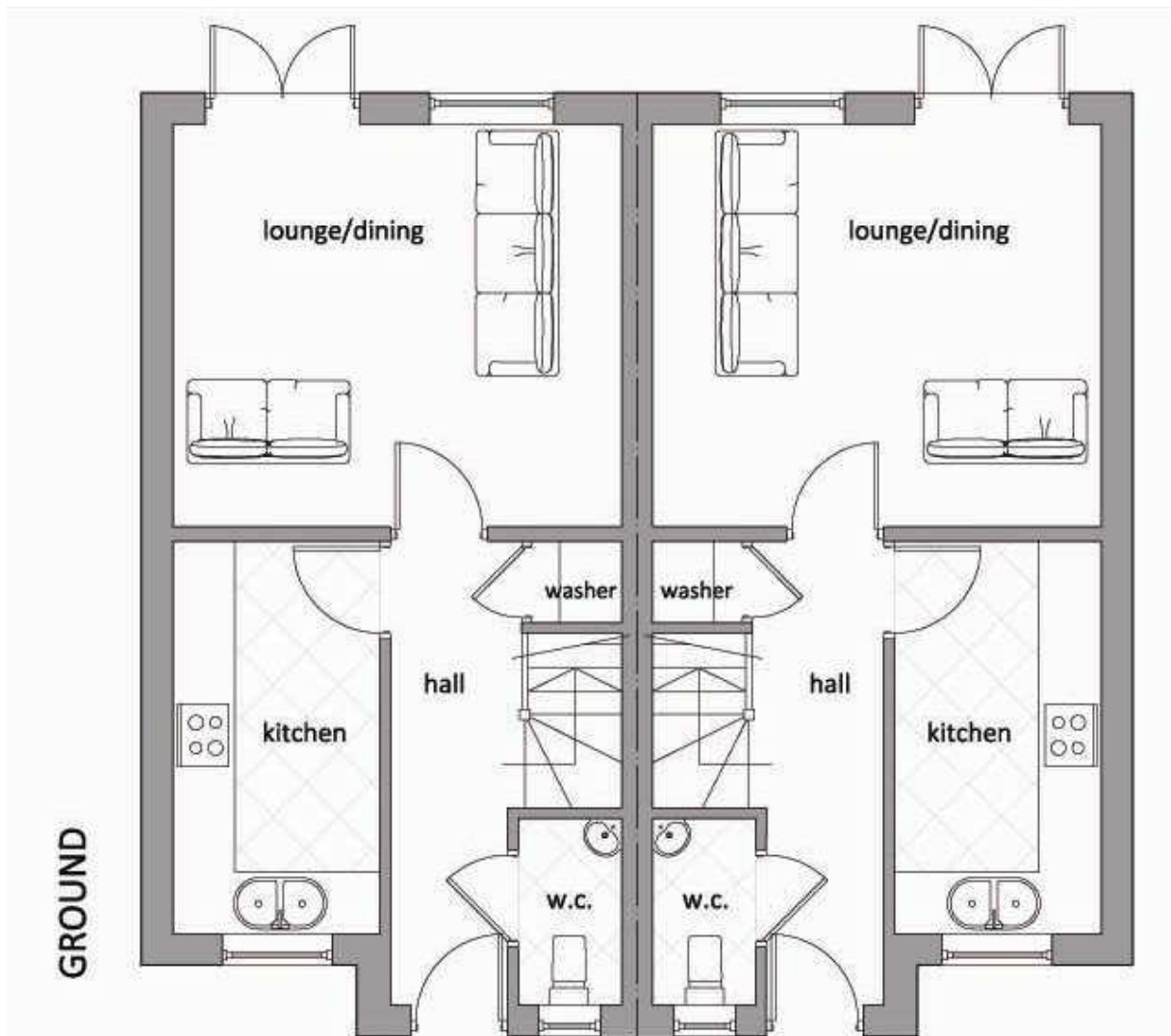
Ground levels increase to the North. A retaining wall structure of approx. 1.8m high has been constructed to the Northern boundary where levels continue to 18 Dinting Lane.

18 Dinting Lane takes the form of a detached bungalow and forms a similar infill development with access direct onto the highway. Beyond the eastern boundary is Lancashire Chemical Works.

The existing terrace block contains three dwellings and is two storey in construction. The properties are of traditional construction. Walls are of stone faced type with roofs of pitched stone and blue slate.

The site is situated within a mixed use area and is close to schools, employment areas, public transport links and Glossop town centre

The site has been subject to 2 other planning applications. A semi detached unit was proposed under ref [HPK/2010/0604](#). the application was refused but substantial redesign has been undertaken for this scheme. A further application was successfully made and approved under ref [HPK/2011/0155](#) for 1 detached dwelling



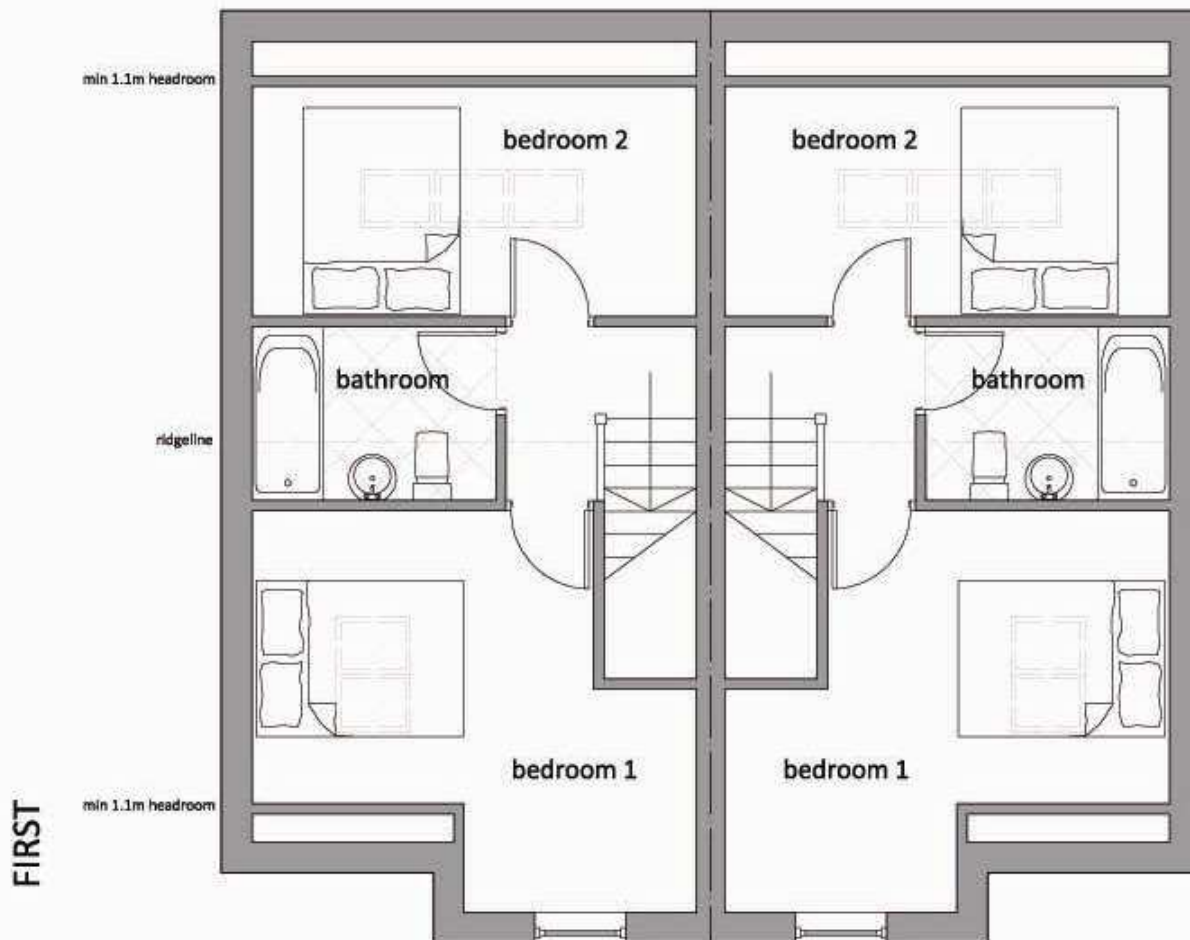
3.0 PROPOSAL EVALUATION

The attached proposals for the site take into consideration, the constraints and opportunities for the site, the particulars of which are detailed below.

To compensate for the loss of some of the poor quality tree specimens currently present on the site, a number of suitable new trees and shrubs will be planted within the site together with buffer planting where necessary. In addition, shrubs and trees are included amongst the hard landscaping to the front of the property in order to create a visually interesting and diverse environment.

The proposed layout is sympathetic to new and existing residents. The block is situated to the east of the site in order to prevent overlooking to the site boundaries and provide a suitable amount of outdoor space.

Where the proposal interfaces with the property at No 18, of the site, privacy has been maintained. Due to the change in level of approx 1.8m, the design reflects the need to maintain privacy by taking a one and half storey format. This will ensure that the overlooking distance to No18 will be maintained at a minimum of 10m as recommended in residential SPD guidance. In fact, the new plot is an oblique angle thus increasing distance over the length of the building



3.0 PROPOSAL EVALUATION

The property contributes to the provision of low cost starter / affordable family housing within the area. It has been noted that a number of larger , low cost housing schemes within the high peak area have either been refused or withdrawn. This adds to the lack of provision of new build housing in this Sector.

The site is to be accessed from an existing access to the rear/north of 12 Dinting Lane, this access currently serves a garage. An additional site parking space will be provided for visitors

It is considered that the access conforms to the requirements of the highways officer with regard to turning, visibility splays and parking. The access does not affect the existing tract to the south of the adjacent terrace block.

The proposed siting of the block gives natural surveillance over the access to the site and to the public footpath to the rear

The proposal makes efficient use of the land which is currently poorly made, poorly maintained serves little use

The plot is to utilise an existing access with good visibility onto Dinting Lane.

External materials are to reflect reflect those used in the immediate locality and it is important that local features and detailing are incorporated into the scheme. Architectural detailing as seen on the local properties have been incorporated into the proposed units – stone / rende facades, dark tiled roof etc.

The proposed materials to be adopted is consistent with the local area. It is proposed that the exact details are to be agreed with the local authority by use of a condition on approval. The proposal will use materials that do not detract from their surroundings in terms of design, scale, proposed materials, siting and layout.

Considering the the current condition of the existing public house and site has on the surrounding area it is anticipated that the new design will be a considerable improvement.



4.0 DESIGN AND ACCESS

The applicants proposal is to develop the site with a pair of semi detached units.

It is anticipated that the proposed dwellings are aimed at a family end user. The properties will include a courtyard / parking area to the front, and garden and paved patio area to the rear / sides. There is also provision for 2 off street parking spaces to accommodate residents.

The proposed unit has been designed in order to ensure that they are inclusive to all potential residents. They are all Part M compliant with safe and easy access points to the front and rear of each property and close proximity to the parking spaces for individuals with walking difficulties. The staircases have been designed to allow easy adaptation for the use of stairlifts and the like.

Vehicular access has been considered and the design incorporates suitable turning space so as to ensure the easy access of vehicles to and from the properties, including access to for emergency vehicles. The design meets the residential SPD quota of a maximum two parking spaces per new residential dwelling.





5.0 CSH

The development has been designed with the key principle of sustainable development in mind, namely to achieve a rating of level 1 Code for sustainable Homes.

A number of specific elements have been incorporated to address both the wider need for sustainability during construction and occupation phases as well as elements aimed at the specific requirements of the target occupiers.

An preliminary CSH design stage assessment has been undertaken. To summarise:-

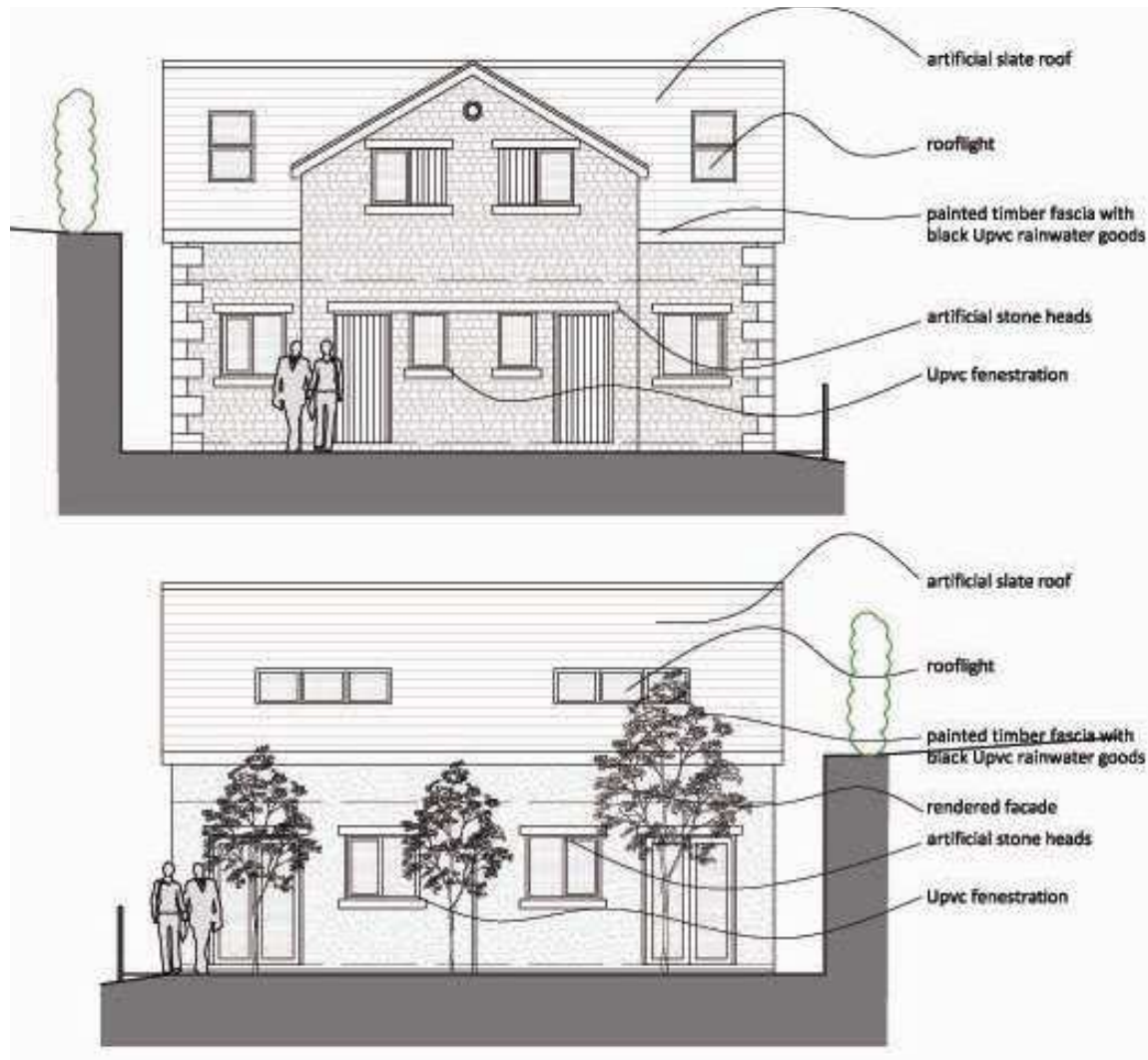
Drying spaces - an external private patio will be provided to each property

Where provided, fridges and freezers will be A-plus rated, washing machines and dishwashers will be A-rated and washer dryers/ tumble dryers will be B-rated. (EU energy labelling scheme)

External lighting - external and security lights will be energy efficient

cycle storage - bikes can be safely stored in the sheds provided for each property

Home office - a home office/study is defined in each dwelling.



5.0 CSH

Internal potable water use - the detailed design will select low water use fittings to achieve a limit of no more than 109 litres per person per day

External potable water use - a vessel will collect and store rainwater which will then be used for landscape irrigation in periods of dry weather.

Household waste and recycling storage – to be inline with LA collection schemes. Refuse and recycling strategy - each dwelling has an appropriate store, accessible from the public highway, the store will facilitate local authority collection of household waste and recyclable materials. It is anticipated that a four bin method will be used on the basis of 190 litres per dwelling total storage.

Sound insulation - it is intended that performance standards will meet Building Regulation Approved Documents

Private space - an outdoor paved space will be provided for each dwelling.

Report prepared by:-

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6.0 ACCOMPANYING DOCUMENTS

The application consists of the following documents:-

J101063-01 site survey

J101063-02 location plans and site sections

J101063-10a proposed site layout

J101063-11c proposed sections

J101063-12b proposed floor plans and elevations