HPK/2012/0046

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COUNCIL
30 JAN 2012

1)

DESIGN AND ACCESS STATEMENT

27 January 2012

With regards to new dwellings at land adjoining 87 Chapel Road, Whaley Bridge.

Design

The proposed 2no dwellings would be 4no bedroom detached houses. They will be positioned at existing ground levels, no extensive excavation work is necessary.

Plot 1 would have an overall footprint of 9.0m long x 7.50m wide. Plot 2 would have an overall footprint of 9.00m long x 6.00m wide.

The external walls would be constructed in good quality coursed artificial gritstone. With feature artificial stone lintels and cills to openings. The roof would be covered in Grey Marley Melbourn interlocking slates. Windows and external doors would be Brown wood grain u.p.v.c.

All materials will be to Planning Authority Approval and samples will be provided at reserved matters stage.

The design would be such that the style and character of the new houses would be in keeping with existing nearby properties.

The new houses replace the existing massage and beauty therapy premises (previous permission HPK/2004/1052). The commercial use on the site would be extinguished, should this planning permission be granted.

The layout of the proposed dwellings have been designed so as to have little impact on the existing T.P.O trees on the site. (see enclosed report on trees dated July 2011).

Trees on the banking area to the south of the new dwellings will remain, providing a screen to the existing properties on The Coppice and The Dell. A detailed landscaping scheme for the site will be submitted for approval at reserved matters stage

The development will have no impact on the canal feeder, which runs to the South of the site. Discussions and meetings have taken place with Mr Darren Spann of British waterways. (British waterways reference WBS P/07281/1/01/04/10)

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

The final design of the houses will incorporate energy conservation and renewable energy technology. (rain water harvesting, ground heat pumps or solar panel and a high standard of insulation, for example).

2)

Access

Access to the site is via a new vehicular access off Chapel Road. The width of the access, radii and visibility will be provided in accordance with the Highway Authority requirements. The applicants have been in discussions with Mr Paul Edwards from Derbyshire County Council Development Control. A speed survey has been carried out on Chapel Road, to determine visibility distances required.

The existing substandard vehicle access on to Chapel Road would be permanently closed.

Each of the houses will be provided with three parking spaces. (minimum 4.80m long x 2.40m wide).

The parking areas will be generally level with no steep gradients .

The front entrance doorway to the new houses will have disabled access width door and 1:12 gradient ramped access or suitable stepped approach,with level landing at top. (all complying with Building Regulations)