HPK/2012/0173
22 MAR 2012

AP DESIGN
Architects

DESIGN AND ACCESS STATEMENTS

Site Address:	5 Highfield Road, Hayfield, Derbyshire

Applicant:	**Agent:**
Mr P Brennand Marl House Farm Glossop Road Little Hayfield Derbyshire SK22 2NR Tele: 07785 232635	Mr Alan Dearden A P Design 4 Kinder View New Mills High Peak SK22 4DB Tele: 01663 747777

Use

The site is currently part of the garden for No 5 Highfield Road.

There is sufficient space to construct a new end of terrace dwelling. No 5 Highfield Road is currently owned by the Applicant.

Amount

The new dwelling will be similar although slightly larger that No 5. There will be a lounge, kitchen, WC and entrance hall at ground floor level. The first floor will have three bedrooms and a bathroom. The new proposals incorporate an additional two storey rear extension projecting 1.2m.

Layout

The new layout will be similar to No 5.

Scale

The scale of the new dwelling will be the same as the other dwellings on Highfield Road.

Landscaping

Off road parking will be provided to the front off Highfield Road. This will be in tarmac.

Paths will be in concrete flagstones and remaining areas will be grass with border planting.

Appearance

The new dwelling will look the same as No 5 from Highfield Road.

The rear window openings will be larger for more daylight and first floor fire escape provision.

The windows and doors will be in white uPVC.

There will be a new SVP to the front of No 5 as this is the only available position. There are other SVP's to the front further along the terrace.

The elevation will be a combination of brick and render to match existing.

Access

Access to both No 5 and the proposed dwelling will be off Highfield Road.

It is intended to provide off road parking to No 5 and the new dwelling.

There is currently off road parking to No 3 Highfield Road.

New pavement drop crossovers will be provided.

A level threshold will be provided to the new dwelling to comply with Part M.

20 March 2012