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DESIGN AND ACCESS STATEMENT 28 March 2012

With regards to residential development at Land between The Art Theatre & 14 Wood Street, New Mills.

This development has previously been approved under HPK/2009/0257 (which included 5no dwellings on land fronting Albion Road), however this application now only relates to the land on Wood Street. The application seeks to renew the permission for the three houses on Wood Street.

Design

Th development consists of 3no terraced houses, with the frontage facing Wood Street.

All houses are to a traditional design, incorporating natural stone / reconstructed stone lintels and cills to all openings in external walls.

They will be constructed in coursed reconstructed stone to external walls, with natural coursed gritstone to the elevation facing Wood Street.

The roof will be covered in artificial blue slate.

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

The development will improve visual amenity by the removal of the existing vacant workshop building, store building / office and storage yard

The development will benefit existing residential amenity , by the removal of the existing class B2 use from the site.

Access

Access to the site is via the existing vehicular access off Wood Street. This is to be upgraded to Highway Authority requirements (see drg no 12.3/1)

One external entrance doorway to each dwelling will have disabled access width door and 1:12 gradient ramped access/level landing, or suitable stepped approach (as appropriate). All complying with Building Regulations.