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CONVERSION OF COACH HOUSE TO DWELLING AT HILLCREST, 127, MANCHESTER ROAD, CHAPEL EN LE FRITH

DESIGN AND ACCESS STATEMENT

Hillcrest is an Edwardian villa on the edge of the Chapel en le Frith built up area and is on the main road between Chapel en le Frith and Whaley Bridge. As its name suggests it is on a watershed, with the land falling gently away to the south, west and east. The site of the building and coach house is generally level. The house stands in a small landscaped garden, itself set in several acres of fields. Much of the immediate area of the house and coach house consists of trees and shrubs, although the rear and north elevations of the coach house are clearly visible from Manchester Road.

The coach house is a detached building close to the house on the western side, and separated from the house by a paved yard. The coach house is in three bays. The outer bays are single storey; the central bay is two stories. The materials include substantial grit surrounds to the openings. The northern bay has been converted into a garage.

The proposal is to convert the coach house into an independent dwelling. There is sufficient space within the existing structure to accommodate two bedrooms in addition to lounge, kitchen and bathroom. The main change in the elevations is that the wide garage door will be altered to form a window to the lounge. Other changes include blocking up one window and reusing the surrounds elsewhere in the conversion. The aim is to retain the materials and original character of the building.

Car parking spaces will be adjacent to the building on existing hard standings. Access to the building will be level. Access within the building will include toilet accommodation and the main living room on one level.