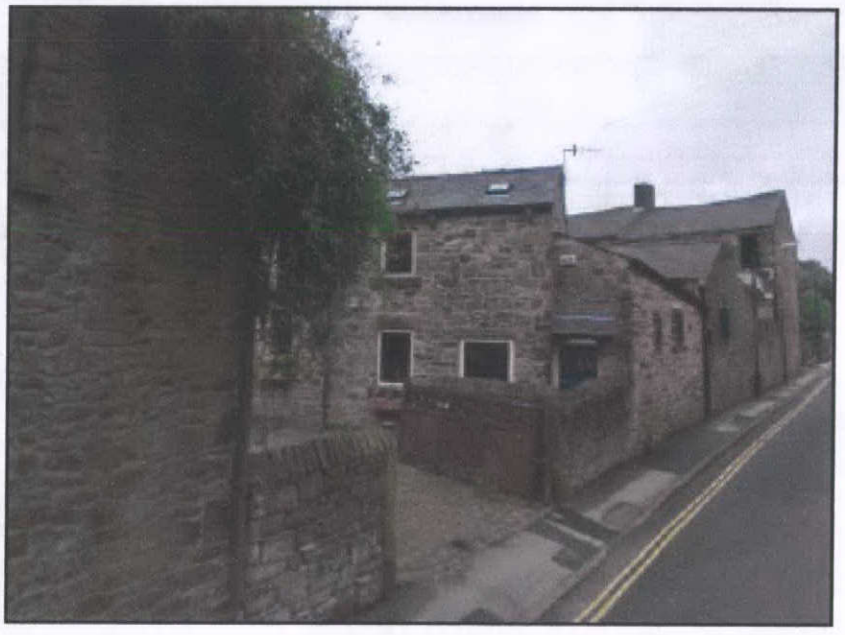
HPK/2012/0170

- 1 MAY 2012

DESIGN AND ACCESS STATEMENT

Proposed porch extension at Torr Top Cottage, Back Union Road, New Mills



This Design and Access Statement has been prepared to support a planning application for a porch extension to Torr Top Cottage. This statement has been produced in accordance with the High Peak Borough Council Guidance note on Design and Access Statements for householders in Conservation Areas. This statement provides information on the proposed use and access arrangements and describes the parameters in terms of scale and appearance of the proposed extension.

This report should be read in conjunction with the planning application drawings and other supporting documentation.

Site Context

Torr Top Cottage is an unlisted building located on Back Union Road, lying within the New Mills Conservation Area. The property is accessed directly off Back Union Road onto a shared driveway. There is a private entrance to the house, which is currently decked and bound by a stone wall. The close proximity to the road and orientation of the building limits the overlooking of the property from neighbouring houses.

Local Character

A converted joiners workshop, thought to date from the mid to late 19th century, the property has had a 20th century extension and conversion for residential use, all of which has been sensitively finished in materials to match the existing character of the building. Back Union Road has an enclosed character, created by back of pavement buildings. The area is made up of mostly residential properties, predominantly constructed out of stone and of two storeys, with the exception of Lees Mill.





Design Principles

The proposal will provide a porch extension in front of the main entrance door, on the front elevation of the property, following the line of the existing stone boundary wall.

The external appearance is proposed to be keeping with the existing building, which is constructed in stone, with painted timber windows and door, under a slate roof. The extension will to sit on the existing stone wall with a timber frame (painted to match existing), with glazed finished to lighten the appearance of the structure, under a double pitch glazed roof. The existing extension has been successfully designed to appear as part of the original building. This proposal will seek to read as a new element to the building, traditional materials with a clearly modern character. The proposed is reversible change, the retention of the wall allows for the structure to be removed if tastes and living requirements change leaving the character of the building uncompromised. The porch will provide a draft lobby to make the interior of the house warmer, eliminating drafts, and provide additional space for cupboard furniture, boots and shoe storage.

The entrance to the property will be re-orientated to face the driveway/forecourt. Parking on the drive will remain as existing, the porch extension is not proposed to project further than the currently stone boundary wall.

The proposed small scale porch extension will use materials in keeping with the existing windows and doors on the property, the light structure will utilise the existing stone wall, which contributes to the character and appearance of the Conservation Area. The glazing will lighten the appearance of the extension, and allow visibility through to the historic fabric of the existing house, showing a clear transition between old and new.

Amount

The porch will have a floor space of 4 square metres, which will extend from the front elevation and side extension, following the line of the existing stone boundary wall. The height of the proposed will rise to meet the existing side extension with a double pitched roof.

The proposed new entrance will not compromise the existing driveway and shared space.

Torr Top Cottage is not overlooked by neighbouring properties; this is not changed by the proposed extension, which is contained to the front elevation, facing the blank wall of a commercial property adjacent.

Landscaping

There are no trees or shrubs on site.

The existing driveway is bound by a wooden gate, with partial small stone sets , the other half is covered with tarmac, the driveway access and landscape treatment is unaffected by the proposed extension.

Conclusion

The proposed porch extension will add valuable additional space to the cottage. Sensitive materials in keeping with the traditional character of the property will ensure the porch extension will be in keeping with the character of the New Mills Conservation Area and will not appear over dominant in the context of Torr Top Cottage or the surrounding area.