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Design and Access Statement for Householders in Conservation Areas.

Town and Country Planning Act 1990. Planning and Compulsory Purchase Act 2004.
Town and Country Planning(General Development Procedure)Order 1995

In conservation areas it is necessary to submit a design and access statement to show that any development within the curtilage of a dwelling is compatible with the design of the main dwelling and surrounding development.
This form is to provide the minimum information to demonstrate the acceptability of the design.

1) Describe the setting and design of the main dwelling, any other buildings in the curtilage and the surrounding development.

The setting is just off the market place in Chapel-en-le-Frith in what I would describe as a courtyard. The building itself is, in elements, a late 17th century cottage. It has however had significant alterations over the years, mainly in the early 1980's. All surrounding buildings are of stone wall construction. The majority of surrounding buildings that are in an acceptable state of repair have had their roofs replaced with Welsh slate.

2) Explain how the proposal relates to the main dwelling and to the other buildings in the area, the street scene. Give details of the proposed external materials, walls, roof, doors windows, any hard surfacing or hard standing.

Due to the failure of the stone roof it is necessary to make the roof watertight again. Of the only two other buildings in the area that have stone roofs one is owned by me and it has also failed. All other roofs are of Welsh slate. Due to the fact that Welsh slate is used as the better substitute we wish to use this to replace the roof in accordance with local historical practice, in all likelihood a material adopted locally in the 1860's.
The street scene as such does not exist as this is a privately owned courtyard with no public rights of way.

3) Explain any measures proposed to protect the amenity of neighbours.

As it is only a relaying of a roof I cannot see how this would impact upon the amenity of neighbours. Due to the nature of roof repairs any noise disturbance would be kept to a minimum due to the essential brevity of the process.

4) Describe the existing access to the proposal area and any proposed changes to it.

The existing access is through a passageway from the market place and also along a Roebuck Place, to the rear of the property. There are no proposed changes to it.