HPK/2012/0331

DESIGN AND ACCESS STATEMENT

FOR

REPLACEMEMENT BUNGALOW AT 74 LONG LANE CHARLESWORTH

The site at 74 Long Lane is currently occupied by a two bedroom bungalow which was constructed between the wars. The bungalow is sited on a large flat plot which falls away to the rear. The bungalow is situated in arrow of individually designed properties which have been constructed at different times and in varying styles. Many of the properties have been extended in different ways including loft conversions with dormers. The plot is situated within the Green Belt.

The bungalow is constructed of solid brick walls which are rendered on the external elevations under a slate roof. The bungalow is poorly constructed and has fallen into a state of severe disrepair over recent years, its current condition has put it beyond practical and economic repair.

The proposal is to demolish the existing bungalow and replace it with a new bungalow with rooms in the roof with the provision of small pitched roof dormers to the front and rear elevations. The new bungalow will mainly occupy the same footprint has the original bungalow with a small addition to the rear and an integral garage to the east elevation.

The replacement bungalow has been designed with a double bay window to the front elevation with a central main entrance door to replicate the design of the original bungalow. The external elevations are to be rendered and the roof constructed from a slate substitute, again to copy the basic appearance of the original.

The replacement will be constructed to the latest standards and incorporate as many energy efficient methods as practical.

The existing bungalow has become an eyesore in what is generally a very attractive row of properties and the replacement would form a fine addition to the street scene.

HIGH PEAK BOROUGH COUNCIL
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