HPK/2012/0410

27 JUL 2012

DESIGN AND ACCESS STATEMENT

24 April 2012

PROPOSALS

Rear Extensions to Nos. 35B and 37A, re-roofing of No 37A all at Town Lane Charlesworth Glossop Derbyshire SK13 5HQ

AGENT

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See Drawing Nos. P.V.1, 2, 3, 4, 5, 6 and 7
Site Location Plans 1/1250 and 1/500

HISTORY

The two storey linked Cottages Nos. 35B and 37A are situated at the end of a short Lane off Town Lane, sited at a lower level than Town Lane (approx 2.000m).

The Clients own both Cottages and the Clients have also acquired a large plot of land at the rear of Cottage No 35B which is used as additional gardens.

The rear of both Cottages affords panoramic views of the valleys, hills and beyond, most of the land being green belt.

Pre-application advice has been sought, including a meeting with Mrs. Karen Taylor, Planning Officer and a site visit from Joanne Brooks, Design and Conservation Officer. (See letter dated 30 March 2012 from Karen and Report PAD-P2938 pre application advice dated 20 March 2012 from Joanne).

DESIGN

REAR EXTENSIONS TO NOS. 35B and 37A

a) The Cottages and a two story extension to No 35B were originally built of natural stone walls, wood windows and doors and stone slabs roof covering.
b) Cottage No 37A has since been re-roofed in modern concrete tiles.
c) The front elevation, gable, rear elevation and Extension front elevation, gable and rear elevation to No 35A remain in coursed natural stone.
d) The front elevation of No 37A has been painted white.
e) The gable of No 37A, the rear elevations of both 35B and 37A have sand and cement finish.
f) The windows of No 35A have been replaced and the Extension windows all in high quality hardwood windows, double glazed.

PROPOSALS FOR WORKS TO NO 37A

a) The whole of the roof is to be removed to wall plate level.
b) In accordance with the Structural Engineers Drawing and Calculations the roof timbers are to be replaced so that the roof slopes and ridge are in true alignment with those of No 35B.
c) The roof coverings and finish are to be in stone slabs or slate, all as recommended in PAD-P2938, although slate is the preferred covering for weight and economy reasons.
As discussed with Karen Taylor the Cottage roof finishes can be considered separately, No 35B in stone slabs and No 37A in slate.
d) The existing windows are to be replaced and also any new windows and doors, in hardwood, double glazed to match No 35B.

PROPOSALS FOR WORKS TO NO 35B AND 37A

a) The Rear Extensions are to be built with blockwork walls and a sand/ cement render external finish.
b) The pitched roof finish is slate.
c) All windows, doors and door frames are to be high quality hardwood to match the existing windows in No 35B.
d) The Sliding and Folding doors and frames are to be high quality hardwood double glazed in toughened glass, supplied by a Specialist Contractor.

NOTES

i) Although PAD-P2938 suggests mono pitched roofs to the Rear Extensions, our suggestion is that a better design solution would be to have pitched roofs so as to lessen the ridge height which in turn allows for a Bedroom window in No 35B.

ii) As all the Rear Elevations, except the Extension of No 35B, are finished with sand /cement render, we are proposing the Extension walls finishes are to match.

iii) **All the new and existing sand/cement render surfaces are to be treated with a stone paint on completion.**

iv) The roof finishes to the Extensions are to be slate to minimize the loading and for economic reasons, also the location at the rear of the Cottages.

v) The projection of 5 metres from the rear wall of No 35B is an essential requirement of the Clients as there is ample patio and garden area at the rear of the Cottages.

ACCESS

1) Access to the Cottages Nos 35B and 37A is via a short Lane off Town Lane, shared with rear pedestrian access to Cottage Nos 37, 39, 41, 43, 45 and 47 Town Lane, this access will remain unaltered.

2) Access to the rear of Nos 35B and 37A, as the Clients own both Cottages, will be via the side gate and passageway on the gable of No 35B.

3) Disposal of rubbish and its collection method will remain unaltered.

4) Car parking arrangements could be made which would not hamper any pedestrian access to the users of the Lane.

JOHN E PRESTON ABeng

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