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DESIGN AND ACCESS STATEMENT

25 July 2012

With regards to Ivy Cottage, Market Street, Newmills.

This planning application is a resubmission of permission HPK/2009/0529, which was approved on the 27 October 2009 and expires on the 26 October 2012.

The purpose of this application is to renew the original permission for a further 3 years.

Design

The design details are exactly as the previous approval, no changes have been made and copies of the original approved plans form this application.

The extension will replace an existing single storey living room / bedroom, shower room,green house and store room. Which are to be demolished and removed from site.

The extension will be constructed in natural coursed gritstone to walls and natural blue slate to the roof.
The window and door openings will have natural stone lintels and cills. Window frames and the external doors will be painted timber.

All materials will be to Planning Authority Approval and samples will be provided before commencement of work, if required by the Planning Officer.

The extension will be of traditional design and of an agricultural style and character. The ground level is to be reduced, so that the ground floor level of the extension is at house floor level. The existing building on the site (which is to be demolished is) has a floor level approx 350mm above the house. This reduced ground level ensures that the ridge height of the new extension is as low as possible in relation to the existing house ridge line

The proposed development will maintain the character of the conservation area.

Access

The access to the Property is from Market Street, no changes are proposed.

The access in to the house is not affected by the development.

John F Lomas