HPK/2012/0458

1 Park Crescent, Little Hayfield,
High Peak, SK22 2NP

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design

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20 AUG 2012

DESIGN AND ACCESS STATEMENT
TO ACCOMPANY PLANNING APPLICATION

RE: PROPOSED NEW HOUSE, MOORLAND ROAD, BIRCH VALE, HIGH PEAK, SK22 1BS.

A previous outline planning application HPK/2011/0559 was withdrawn because of concerns by DCC Highways. We have corresponded with DCC Highways ref: ND/SMu/13607 01/03/2012 and following their advice believe we have addressed their concerns. My clients wish to build a new house on land in their ownership between Ryecroft and Lantern Pike, and would now like to make a full plans application.

- The site, is within the built-up boundary GD2 plan.
- The site is not a flood risk area.
- New road improvements will benefit all residents.

Design

The proposed dwelling would be two storey with use of roof space.

Ground floor:

Hall, cloakroom/WC/shower, utility/workroom, open plan kitchen/diner.

First floor:

No.2 bedrooms with shared balcony, No.1 bathroom.

Loft:

Study/storage.

Outside:

Single storey porch to the front elevation (south west).
Separate garage / bike store 7m x 5m to the side/rear (north west).
Parking for No.2 cars to the side (north west).
Temporary static caravan 8.5m x 3m sited front right hand corner of garden and removed from site when property becomes habitable.

Access:

Access from Moorland Road, and the A6015.

- Create a new 'passing place' within the curtilage of the proposed site.
  The access will conform to required DCC exit/pedestrian visibility splays.

- Re-instate the original drain channels on the section of the road from Moorland House to above 'The Grouse' car park. These existing channels run across Moorland Road through the existing 'blocked' outlets in the wall to drain away into the field.

This we believe would go a long way to alleviating the current problems of debris washing onto the junction with the A6015 New Mills to Hayfield Road.

Boundary:

Create a one metre high natural drystone wall along the front garden boundary, two 3 metre wide five bar timber gates will open inward and allow access to the property, with planting of indigenous shrubs, trees and plants in the garden.

Materials:

Front elevation to be in natural reclaimed stone with traditional quoins at the corners.
Side and Rear elevations to be block with stone coloured render and traditional quoins at the corners, all lintels, sils, etc. will be natural reclaimed stone.
Roof to be blue slate.
Windows and glazed doors to be timber/aluminiun composite, double glazed and finished in neutral colour (grey). Solid door to be timber, painted finish same as windows.

Most of the properties along MOORLAND Road are either red brick commons or block and render, with one house built in natural stone.

House:

Front line of dwelling will not protrude forward of existing properties.
Roof eaves height would be 4.8m and the ridge height would be 7.5m
Width of main house overall 10.5m
Depth of main house 8m
Roof to be blue slate with No 3 velux roof lights on rear (north east)
Full roof coverage of solar panels to the front (south west)

Garage:

Block and renered to match the sides and rear of the proposed property,
7 metres long by 5 metres wide, eaves height 2.5 metres, ridge height 5 metres
Roof, blue slate to match the proposed house roof.

Temporary caravan:

Static caravan 8.5m x 3m, sited in the front right hand corner of the garden and removed from site when house becomes habitable.

Mel Cranmer

27th July 2012