

DESIGN AND ACCESS STATEMENT

Erection of 1.8m High Fencing

On behalf of

Sheba Manchester Ltd

At

1 Spinney Close, Glossop



1.0 INTRODUCTION

This statement is submitted as a design and access statement for erection of 1.8m high timber fencing and change of use of land from highway to residential garden, located at 1 Spinney Close, Glossop.

The application has been requested by Planning Dept at High Peak BC.

• Design**o Process****Assessment**

The Design has evolved by rationalising overgrown vegetation adjoining the highway, a boundary that forms the curtilage to 1 Spinney close. The rationalisation of the land makes efficient use of the rear garden whilst minimising impact on the neighbouring properties. The removal of the vegetation increases the visual amenity of the site and increases visually amenity for vehicles entering / leaving Spinney close from Ashleigh Ave.

The site is level from the edge of the highway to the property.

Stylistically the boundary is designed to closely match the appearance of the surrounding context whilst providing a solid and secure boundary to the site.

The existing vegetation was maintained over a number of years by the property owner

Involvement / History

There have been no previous applications associated with the site.

We feel that the additional land to be incorporated into the curtilage of 1 Spinney Close, is well suited to the site and is a positive and appropriate use for this property. This will provide living space more in keeping with today's standards and requirements by the housing market'.

Evaluation

The surrounding area is high density suburban traditional housing with a 1960's architectural style, mostly privately owned, two to three storey (where loft spaces have been converted) with between 3 and 4 bedrooms.

Design

The site is located within a residential area. The majority of the properties adjoining the highway have timber fencing with vegetation cover. The fencing is to be predominantly timber with concrete posts and kick board. This provides an effective secure boundary whilst maintaining the amenity of the area.

The fencing is located approx 900mm away from the back of the highway

o Use

The proposed use is for a residential property.

o Amount

The major feature of the design is to provide a secure boundary; increase amenity to the area; minimise maintenance to the vegetation forming the boundary; design of fencing can allow access to the land associated with the change of use should access be required for maintenance

o Scale and Impact

The design of the fencing is designed to maximise security whilst being visually sympathetic to the area

o Landscaping

The landscaping inside of the fencing is to be grassed to match existing. The area between the fence and the back of footpath to be planted/ seeded by the applicant. This area is to be maintained by the applicant and thus, reducing costs to the local authority

o Appearance

The appearance shall be 1.8m high waney lap, stained timber boarding, secured into concrete posts and kick board.

• Access

o Vehicular and transport links

The site is served by good road infrastructure and is highly accessible by car and bicycle. Its location is close to the local bus network and trunk roads / motorways. The design to the front of the site allows a wider area to the site for maintenance, secured by timber gates

o Inclusive access

The frontage of the house is on a well planned and lit, easily accessible conventional street.

Access to the rear of the house is via a private side path which leads to the rear of the property.