SJ DESIGN LTD

Design and Access Statement

September 2012

20 Highgate Road, Hayfield SK22 2JL





Figure 1-Aerial view showing location

- **Applicant**
  Darren and Naomi Greaves

- **Proposal**
  New single storey rear extension and motorcycle/cycle storage and yard, to include excavations, earthworks and changes to levels to provide paved level outdoor amenity spaces.

- **Location**
  20 Highgate Road, Hayfield, High Peak SK22 2JL

- **Agent**
  Simon Jones
  SJ Design Limited
  The Old Co-Op Building
  Church Street
  Hayfield
  High Peak
  SK22 2JE

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Background
The property lies within the Hayfield Conservation Area boundary.

The aspiration of the applicants is to provide additional living space to the ground floor.

The applicants also require secure storage for motorcycle and cycles and this application seeks to make minor design changes to the previously approved application HPK/2007/0028 for these external works.

The Proposal
The proposal is to construct a new single storey rear extension and motorcycle/cycle storage and yard, to include excavations, earthworks and changes to levels to provide paved level outdoor amenity spaces.

Design
The design and choice of construction materials used in the proposals will reflect the existing building and the street scene:

Rear Extension
The walling stone will be natural stone laid in courses to match the existing building. The glazed doors will be timber framed.

Store and Terrace
The new store will be faced with natural stone to match the existing. The terraces created will be paved with natural stone flags and planting will be introduced. The new doors to the store and access gates to the yard will be vertically hung timber boarding. The new boundary wall will be natural stone to match existing.

Accessibility
The development will remain accessible from Highgate Road and Church Street via existing arrangements maintaining inclusive access and access for emergency vehicles. The parking provisions are unchanged.

Conclusions
In conclusion, the proposals, as detailed on the application drawings, are in keeping with the street scene and Hayfield Conservation Area and will provide valuable internal floor space and external storage for the applicants.