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John F Lomas. **M.R.I.C.S, M B Eng,**
Building Design and Planning Consultant
Chartered Surveyor

24 OCT 201

Rothbury
Chapel Road
Hayfield
High Peak
SK22 2JF
Tel 01663 745186

DESIGN & ACCESS STATEMENT

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With regards to change of use of vacant shop to a self contained ground floor flat, at 130 Station Road, Hadfield.

This shop has been vacant for 5 years. During this period the property has been on the market as a shop for rent or sale. To date there has been no interest shown. This development will make good use of this empty run down shop.

Access

Access to the new flat would be via the external door which is accessed from Station road (as is the existing shop)

There is no on site parking but there is on street parking in this area

Design

External work is to be carried out on the front elevation to remove the existing large shop window and external door. This opening is then to be built up with a wall that will have an external face of coursed natural gritstone. An external doorway and 1no window will be formed in this new wall.

The size of the new window opening will match the existing first floor window and a white u.p.v.c window (again to match first floor) will be fitted. The opening will have natural stone lintel and sill.

The external door will be timber with dark green finish. The doorway will have a natural stone and sill

The existing building is two storey . It is constructed with natural blue slates to the roof, and natural gritstone to the walls . No changes are proposed .

The change of use will have no impact on the privacy or living conditions of neighbours.

John K Lomas