Poulter Architects

56-57 Hyde Bank Road

Design and Access Statement.

56-57 Hyde Bank Road are two adjacent stone built terraced dwellings constructed around 1840. The two properties were combined and converted into a single dwelling in the early 1990s. The dwellings sit within the New Mills conservation area.

This statement supports the planning application for the reconversion of this dwelling back into two separate dwellings, the construction of a new porch to the rear of No 57, the construction of 2 garden rooms within the garden of each dwelling, the construction of a new timber fence above the front boundary wall to no 56 and a new timber 5 bar gate at the vehicular entrance to no 56.

Amount.

Externally the existing buildings remain exactly the same except for a small rear porch to no 57.

There are 2 existing car parking spaces to the drive of no 56 which remain but will now only serve this dwelling. Prior to being combined no 57 did not benefit from an allocated car parking space and this will again be the case when this property is separated. On street car parking is provided on the opposite side of Hyde Bank Road which is shared with the neighbouring properties.

Layout

The only changes to the layout of the dwellings are that internally the openings between no 56-57 on each floor are blocked up to separate the dwellings and a porch is added to no 57.

Within the gardens 2 timber enclosures are proposed to provide a studio for each of the dwellings. At no 56 the garden room is provided to the side of the dwelling at lower ground level whilst at no 57 the garden room is provided to the rear of the property.

Scale.

The scale of the existing buildings remains the same. The 2 garden rooms are small outbuildings subservient in scale to the main dwellings.

Landscaping.

Existing soft and hard landscaping remain. The proposed addition of a timber fence above the existing retaining wall to the side of no 56 provides some additional privacy from the street to the lower garden level. A new 5 bar timber gate to the vehicular access to no 56 provides some additional security and presence to this entrance. The gate is located some way back from the pavement edge so that cars stopping at the gate do not impede pedestrian access along the pavement.

Appearance.

There are no changes to the appearance at the front of the existing dwellings. To the rear of no 57 the new porch is constructed in an oak frame, with a slate roof.

The garden rooms are timber close boarded structures with pitched roofs very much in the tradition of timber outbuildings.

Access

There is no change to access to each of the dwellings. Each has its own front door accessed directly from the pavement whilst no 56 benefits from vehicular access to a drive.

At the rear of 57 there is an easement which spans across the back of 58,59 Hyde Bank Road and 9 Church Road allowing each dwelling access to move bins and like.

Jeremy Poulter

17 December 2012