HPK/2012/0725

ASHLAR
MARKET STREET
HAYFIELD
HIGH PEAK
SK22 2EP

01663 742199
mccallhayfield@gmail.com

24 DEC 2012

7th December 2012

High Peak Borough Council
Town Hall
Buxton

North Road Garage Site, Hayfield
Garage Plot No.1

Design and Access Statement

LOCATION

The application site is located in the High Peak Borough Council North Road Garage Site near the centre of Hayfield village.
The site does not fall within the Hayfield Conservation Area. It is bounded to the south and west by the boundaries of a private dwelling house, Ashlar, Market Street SK22 2EP. To the north of the site is another garage plot (Plot 2 – currently unoccupied) and to the east by a tarmacked access drive.

BACKGROUND

The site is partly occupied by a concrete garage base, which until recently supported an asbestos cement garage. This structure was removed in November 2012 because of its condition and construction material.
The rest of the site is covered with a mixture of gravel, hardcore ,ash and organic material.

PROPOSAL

The proposal is to extend the existing concrete base and to erect a new timber garage which extends to the boundary fence of Ashlar, as shown on the site layout drawing, for the following reasons:-

- To provide an area adjacent to the proposed new garage which has no/low maintenance requirements.
- To improve access to the new garage (previously was over an uneven/overgrown area).
- To create better security by improving informal surveillance.
- To eliminate an area which creates a risk of nuisance and anti-social behaviour.
- To improve the appearance of the area (this is an area which is seen by the public using the footpath by the side of the substation.
- To improve facility for informal short stay parking for visitors/carers to the elderly persons bungalows adjacent.

DESIGN

The area of concrete both inside and outside the new garage is to be finished in float finish (smooth) concrete.
The new garage is to be a proprietary traditional timber structure (see attached illustrative material and specification).
The new garage is to have traditional hinged double doors and is set on the slab to create a clear distance of 3.600m (12ft) to the next existing garage (Plot 3).
Access to the garage for both pedestrians and vehicles is from the existing tarmacked drive over the existing dropped kerb and the float finish concrete area.