HPK/2012/0595
HIGH PEAK BOROUGH COUNCIL
POST ROOM
REC'D - 8 JAN 2013

11 OCTOBER 2012

PROPOSED BUNGALOW ADJECENT TO BYTH-EL-SHARMAR, DALE LANE, FAIRFIELD, BUXTON.

DESIGN AND ACCESS STATEMENT

Byth-al-Sharmar received planning consent 20 May 2008. The reference number is HPK/2008/0210. The building is constructed of blue slate with reconstituted limestone walls with natural grit surrounds.

It is proposed that a bungalow is built on the garden area to the north of Byth-al-Sharmar. The proposed bungalow is detached, and is of the same general design as the existing bungalow. The only change proposed concerns the position of the garage doors. The proposed bungalow is shown on the plans to be in line with the existing, but at a slightly higher level reflecting the ground level on the site.

The site is within a flood risk area, although incidences have been infrequent and as a result of a blocked culvert rather than natural causes. The existing bungalow is elevated to allow for the possibility of flooding. It is proposed that the new bungalow is similarly raised. A copy of a letter from High Peak Borough Council's Land Drainage Technician is enclosed with this application to support the measures proposed.

New boundary walls will be natural limestone in line with existing walls.

Access to the proposed bungalow is via Dew Pond Lane from Tongue Lane, an adopted road. It is proposed to surface the drive and parking area in a porous tarmacaddam to allow water percolation.

Access into the house will be along a ramp in accordance with Part M of the Building Regulations. Access door and internal arrangements will also be in accordance with Part M of the Building Regulations.

Amended 17.10.12