DESIGN AND ACCESS STATEMENT
Flag Fields Barn 58 Hague Street Glossop SK13 8NS
Single Storey Back Porch

1.00		**Application for Planning Permission & Conservation Area Consent**
2.00		**Site Location**
		Flag Fields Barn 58 Hague Street Glossop SK13 8NS
3.00		**The Applicant**
		Mr & Mrs J Dale
4.00		**The Agent**
		Randfield Associates Forge Bank Studio 1a Longhurst Lane Marple Bridge Stockport Cheshire SK6 5AE Tel: 0161 427 8485 Fax: 0161 427 5770 Email: charles@randfield associates.co.uk Contact Mr Charles A Bryant
5.00		**Site Context**
		This site is an existing stone built semi-detached barn conversion with small yard at front and extensive garden at the back in a semi-urban area of similar built properties fronting a residential street. The house is two storey as are many of the neighbouring houses. The site is on a steep slope with retaining walls. Gardens are bounded by fences and some hedge and stone walls. There is a drive between a detached garage in the back garden to the street. There are no trees in the vicinity of the proposed development. A row of cottages at right angles to the street face the development site.
6.00		**Proposed Development**
		It is proposed to construct a small single storey rectangular porch extension to the back door in the angle between a buttress and the back wall with some projection beyond to include a door. The porch has a number of advantages for the occupiers, which is why it is

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		desired. The back of the property is in an elevated position on a hillside and is exposed to all weathers that can be quite severe. The porch would give protection to the back door and give a place to take off wet clothes as the door enters directly into the living room. Also, it prevents the wind and rain entering this room and loss of heat. This door is on the garage and drive side of the property so is used most frequently. The added advantage is that the occupants can enjoy being almost outside during inclement weather as the livingroom is quite dark due to sunken position with little window area (which is all right in winter). The porch would be constructed under a double pitch roof of colour coated patent glazing with enclosing glazed timber windows and doors with a low natural stone wall below. The design allows the most light into the house and is a defined feature rather than inconsequential attachment. It is intended to enhance the property as well as being useful. No part of the construction affects the main building. Due to its size, the porch extension improves the accommodation of the property without over-development. Due to the orientation of the building the extension will not create any shadowing. There is no over viewing of neighbouring private spaces. Security of the property is improved as direct external access to the half glazed back door of the property will no longer be available. Access is difficult with this property as it is multi-level both inside and out; but the extension will provide a sheltered intermediate space for transfer from outside to inside. No trees are affected by the proposal.