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DESIGN AND ACCESS STATEMENT FOR PROPOSED DWELLING ADJACENT TO 41WHITLE ROAD, NEW MILLS, HIGH PEAK

The Proposals

Function
The current proposal is a revision to the previous planning approval HPK/2011/0656.

The proposal is to provide a four bedroom coursed stone detached house. The sloping nature of the site determines that the house will be two storeys on the front elevation and three storeys on the rear. A single garage will be constructed to the side of the house, with a gym below.

Form, Scale, Massing & Materials
The house and garage will be constructed from coursed natural gritstone with a natural slated roof. The lintels and sills to openings will be natural stone.

To the rear of the house will be a two storey atrium with powder coated aluminium frame and triple glazing. A floor will be provided at lower ground level only, there being a void at first floor level.

In particular, the proposed buildings will:

- Respect the character of the surrounding area;
- Utilise traditional materials and construction methods.

Amenity
The amenity of neighbours will not be compromised by the proposed development.

Access
Access to the site is via a new vehicular access off Whitle Road in accordance with DCC specification and guidance given by Ian Turkington of DCC in a site meeting dated 9th November 2011. Two car parking spaces will be provided together with a single garage.

Entrance to the house and internal circulation will be to Part M of the Building Regulations.

Environmental
There are no trees on the site, but new trees will be planted in the rear garden.

A protected species/ecological assessment was carried out in June 2011 which confirmed that are no protected species on the site. HPBC has a copy of the survey.
Secure by design
Issues such as door and window specification and exterior lighting will be discussed as part of the design process with the Crime Prevention Design Adviser.