HIGH PEAK
HPK/2013/0084
13 FEB 2013
BOROUGH COUNCIL

DESIGN STATEMENT FOR:

PROPOSED NEW DWELLING / LAND ADJACENT
273 SHEFFIELD ROAD
GLOSSOP
DERBS
SK13 8QY

JOB NUMBER : 6424

PREPARED BY: **DAVENPORT & FLINN LTD**

DATED: July 2012

DESIGN STATEMENT PREPARED BY DAVENPORT & FLINN LTD FOR .
PROPOSED NEW DWELLING LAND ADJACENT, 273, SHEFFIELD ROAD, GLOSSOP SK13 8QY

1.0 OBJECTIVE

The purpose of this document is to form part of the planning application for the proposed construction of a detached dwelling and parking at land adjacent, 273 Sheffield Road, Glossop SK13 8QY and to provide information regarding design indicated on the drawings submitted as part of this application. This statement should be read in conjunction with the other submitted information such as the access statement and outline scheme drawings.

2.0 SITE INFORMATION

Location and Context

The infill site comprises 0.025 ha of land adjacent to and part of the rear garden of 273 with frontage onto Pyegrove. The garden to No.273 is an elongated plot of land which naturally splits into two definitive building plots without loss of amenity to either. Both can be accessed from Pyegrove. The plot is defined on its eastern boundary by a 2½m stonewall bounding the car park to the Royal Oak Inn. The southern boundary is defined by the existing garden and a new wall & fence. The westerly boundary is facing and is Pyegrove. The northern boundary is the boundary between the plot and the Elec Sub Station. All this is shown on the site location plan.

Existing Building and Site

There are no existing buildings on the site to No 273. The site is part of the garden. The existing house is not large in scale. The main garden will be east facing.

Neighbouring buildings

The area is an establish residential area to the North and West. The grain is that of individual detached residences with in curtilage parking. This area is not green belt nor is it a conservation area. The area has many styles of housing, many housing types and there is a diverse use of materials and massing. However being close to the National Park we will advise the use of slate to the roof and reconstructed stone.

3.0 THE DESIGN

General arrangement

The design is intended to fit in with its surroundings

- by adopting a pitched roof form this to blend with the surrounding.
- by adopting a sighting arrangement east/west this does not cause overlooking and blends with the surrounding area.
- There are gardens to the new property and remaining garden to No. 273..

There is an amenity space and open country / green belt nearby.
The development infills the existing site and creates a garden backing onto the new dwelling. This maintains privacy and gives adequate sitting out and amenity land to the new dwelling as well as retaining a rear area to No.273. The new dwelling will have its own parking and individual access.

Building Massing and elevational treatment
The new dwelling is in scale within existing and does not overlook or offend the existing property. The materials of reconstructed stone with 2nd hand slate are in sympathy with the surrounding.
Access to individual car parking is taken from Pyegrove on street parking is not taken by this development.

The parking to the new dwelling is 2 spaces. Pyegrove is in effect a cul-de-sac as it terminates in a turning area and only affords access to the small area of housing. The boundaries are stone walling, typical of the area. Storage for all residential domestic bins are in curtilage and bins will be taken to the main road for collection by the occupiers.

Density
The development comprises 1 no. unit on a 0.025 hectare site which is considered appropriate for the location within the developed area. The site is developable and does not cause overcrowding, overlooking, or damage to amenity.

Privacy Distances
Privacy distances are 21m where two storey habitable to habitable is involved and non habitable aspect exists.

Landscaping and amenity space
In the new proposal gardens are provided to the front and rear of the property. Car parking is hardstanding. It is expected that residents will personalise their own garden spaces.

Sustainability
The site lies close to Glossop Town Centre with its public bus and train transport links. This will enable residents to minimise use of cars. The provision of 2 no. parking spaces allows occupants to have cars for use when public transport is not available and draws a balance between the concerns of local residents, the requests of the Local Authority and requirements of government policy guidance PPG13.
The density of dwellings located on developed land reduces the need for new build development on Greenfield sites, thereby avoiding creating large amounts of new materials with their embodied energy. This is in line with government policy guidance PPG3.
The provision of a landscaped area provides additional habitat for wildlife and increases carbon sequestering on the site.
The dwelling will be provided with gas efficient heating and hot water systems, which are more efficient than older appliances. the qweshon of RADON will be addressed.

Materials
The elevations are natural stone and rainwater harvesting will encourage green issues. The roof is in 2nd hand slate to give a naturally aged look and encourage the reuse of sustainable materials.

Servicing
The dwelling is provided with a bin area and bins for recycling in a fenced area designated for LA bins.

Security and Secure By Design

The parking is accessed from Pyegrove. The dwelling overlooks Pyegrove. There are no 'cut through' footpaths'. The area is restricted and controlled at the residents request. The whole is intended to comply with the Secure By Design criteria. Access to the plot is restricted walled and gated.

Access
A separate access statement is attached.

[redacted]

ACCESS STATEMENT FOR:

PROPOSED NEW DWELLING / LAND ADJACENT
273 SHEFFIELD ROAD
GLOSSOP
DERBYSHIRE
SK13 8QY

JOB NUMBER : 0424

PREPARED BY: DAVENPORT & FLINN LTD

DATED: JULY 2012

ACCESS STATEMENT PREPARED BY DAVENPORT & FLINN LTD FOR
PROPOSED NEW DWELLING LAND ADJACENT 273 SHEFFIELD ROAD, GLOSSOP, DERBS SK13 8QY

1.0 OBJECTIVE

The purpose of this document is to form part of the planning application for the proposed construction of a new dwelling on land adjacent 273 Sheffield Road, Glossop, Derbs SK13 8QY and to provide information regarding access to the dwelling indicated on the drawings submitted as part of this planning application. This statement should be read in conjunction with the other submitted information such as the design statement and scheme drawings.

2.0 EXISTING SITE

The site is flat and has no significant falls but is raised half a meter above Pyegrove. The site is located on the outskirts of Glossop but within walking distance of the town centre. The site is serviced with the access from Pyegrove. Pyegrove itself is a cul-de-sac with its own turning head.

3.0 PROPOSED SITE AND BUILDING

The proposed new dwelling fronts onto Pyegrove and the parking area is accessed directly from Pyegrove. The parking is a hard surface drive. The access path will have ramps that will be within standards for disabled access up to the front door.

There will be a level access threshold leading to the entrance lobby of the dwelling. The dwelling will have level access direct from the lobby. The house will have level access threshold to ground floor hall which will have accessible toilet in accordance with Part M.

Materials for the on site paving will be suitable for use by wheelchair users. Materials used for the development will be in accordance with current building regulations and the building will be designed to meet Approved Document M standards. Contrasting colours to ramps and tactile surfaces will be used.

[redacted]

DAVENPORT & FLINN LTD