HPK/2013/0074

PLANMART

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High Peak B.C.
Planning Dept,
Municipal Buildings,
Glossop. SK13 8AF.
6.2.2013.

Design and Access Statement: Demolition of existing derelict dwelling and construction of replacement three bed dwelling at 74 Long Lane, Charlesworth, Glossop.

Site:
The site is presently occupied by a derelict dwelling with detached garage with long established dwellings each side and one relatively new build dwelling at a lower level behind.
Proposal:
The existing dwelling is constructed of single skin rendered brick and as a consequence it suffers from long term damp penetration which has caused damage to timbers and fabric of the building rendering it unstable and uninhabitable. The client has purchased the site with the intention initially of extending and refurbishing the property, but after detailed inspection he has been advised to demolish and rebuild.
Consideration has been given in the design of the proposed replacement dwelling to it,s setting and scale in relation to the immediate neighbouring dwelling, and whilst current acceptable living standards and modern design criteria dictate a slightly higher profile, it is considered that with the lengthy discussion process undertaken with High Peak Council planning dept. and consequent amendments to the originally submitted drawings that an acceptable and workable design solution has been achieved.
The new building will occupy the same building line relevant to Long Lane and an almost identical building width facing Long Lane.
Fenestration design and external materials are common to existing dwellings on Long Lane.
Access:
The building as said will sit more or less in the same position as existing and consequently there will be no changes to current level access.

Mr M Hambleton

Ref: 2471

HIGH PEAK BOROUGH COUNCIL
POST ROOM
REC'D 27 FEB 2013