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BOROUGH COUNCIL

DESIGN AND ACCESS STATEMENT 4 March 2013

With regards to new 2no semi detached house on land adjacent to 36 Bridgemont, Whaley Bridge.

This application is for a new development of a pair of semi-detached houses. These replace two existing vacant cottages, which are to be demolished. These being no 32 & 34 Bridgemont.

Design

Each of the two dwellings will have a footprint of 5.25m x 9.00m, with an eaves height of 5.50m and a ridge height of 8.80m

The houses will have a traditional design. They will be three storey with the second floor being within the roof space. Visually externally they are two storey.

They will be constructed in coursed reclaimed natural gritstone to external walls, with natural gritstone lintels and cills to all openings.

The roof will be covered in natural blue slate

Windows will be double glazed in brown woodgrain u.p.v.c frames (as is typical of other houses in this area)

External doors will be brown wood grain u.p.v.c with 2no top glazed panels. (as is typical of other houses in this area.

All materials will be to Planning Authority Approval and samples will be provided before commencement of work.

The development will not have an impact on neighbours .

Access

Each of the dwellings will have a new vehicular access to the highway. Each dwelling is to be provided with 2no parking spaces

The front entrance doorway will have disabled access width door and 1:12 gradient ramped access/level landing. (all complying with Building Regulations)