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PLANMART

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HIGH PEAK
28 MAR 2013

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

28.3.13.

Design and Access Statement: Proposed replacement garage and works to create GF shower/WC to dwelling at 29 Green Lane, Buxton.

The applicant wishes to create a ground floor shower/WC room in this large detached dwelling, it will be sited adjacent the ground floor side entrance door and will take the place of an existing WC and coal storage room. As can be seen from the drawing it is designed so that little change is evident to the external elevation, the existing stone surrounds to the existing doors will remain, to be infilled with timber panels to replicate the existing doors and a window will be added within the door width to serve the new room.

The existing garage is constructed of concrete panels and asbestos sheeting, it has reached the end of it,s time and has become somewhat unstable, consequently the applicant wishes to replace it and seeks to build in materials to match the main house. The new garage will be larger than the existing so as to become practically useable and it will house the coal store, which has been taken out to provide room for the new shower/WC. It is felt that the proposed building will sit more in scale with the existing detached dwelling, and together with the timber fretwork and finial over the garage door, produces a better front/street elevation. The new garage will sit on the same gable and rear lines as the existing, and the forward frontage sits some way back from the adjacent house thereby producing no detrimental impact on the neighbouring dwelling.

Access will be as existing, the new GF shower/WC will provide facilities meeting current Building Regulation requirements to new dwellings and will improve facilities for the current and future occupants

Mr M Hambleton

Ref: 2477.