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HIGH PEAK
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BOROUGH COUNCIL

James Thornely RIBA, Chartered Architect

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Design and Access Statement:
Extension to "Craggy Cottage", 13 Whitehall Terrace, Chinley

1. The location is in the valley bottom on the fringes of the village, directly opposite a large industrial complex, formerly involved in textile production. The site is loosely surrounded by mature trees, and is generally only visible publicly from the roadway at the front.

2. The application site is part of a straight terrace with twelve other workers houses of the conventional "two up, two down" variety, though some have front porches and others have rear extensions.

   No. 13 is lower than the others in the row, affecting the ridge and eaves levels. It has also been extended at some historic point with a half-depth, two storey extension. The results of this are that the building tends to look like an extension of an extension, compared with the regular conformity of the rest of the terrace.

3. There is also a single storey rear extension to the property, with a shallow-pitched corrugated roof, which this proposal would see removed, and replaced by a two storey extension of the same outline / footprint.

   This would also allow the ridge line of the lowest roof to be raised level with the middle roof which would reduce the rather ad-hoc appearance from the front, which is the most important elevation from a public viewpoint perspective.

4. Keeping the same footprint results in a small projection of the rear half of the property but this can be achieved within the normal building traditions of the High Peak village scene vernacular, and would not be offensive or unusual.

5. Proposed materials are all to match the existing, so that stone would be coursed on walls facing south or east, and random on walls facing north.

6. The window pattern to the front is unaffected.

   On the side and rear, my client wishes to retain a relatively large area of glass at ground floor level to serve the garden room, and this has been given a vertical

emphasis, and though not historically accurate, it would be relatively hidden from public view.

To the rear at first floor level, my client would like to incorporate full-height glazed doors with a plate glass balustrade, and the foregoing comment also relates.

7. The current gable end chimney stack would become redundant and it would be removed. Whereas it might be thought normal to have a gable stack, in the two-up, two-down format it is entirely dependent on the handing of the particular house, so that typically there is an even chance of there being a stack or not. The absence of a stack in this instance can be seen as entirely natural.