HPK/2013/0260

Design and Access Statement for Householders in Conservation Areas.

HIGH PEAK

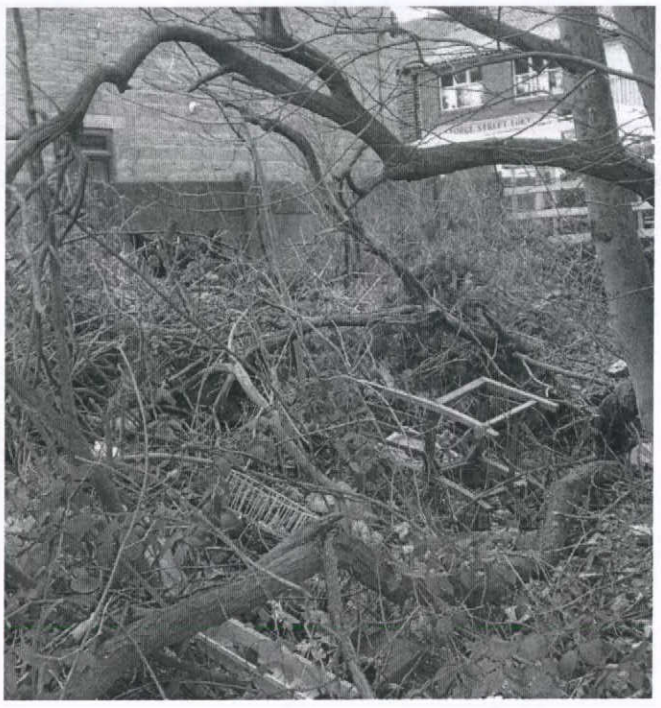
1) Describe the setting and design of the main dwelling, any other buildings in the curtilage and the surrounding development.

2) Explain how the proposal relates to the main dwelling and to the other buildings in the area, the street scene. Give details of the proposed external materials, walls, roof, doors windows, any hard surfacing or hard standing.

3) Explain any measures proposed to protect the amenity of neighbours.

4) Describe the existing access to the proposal area and any proposed changes to it.

1. The setting is derelict land on George Street, taken under adverse possession by Steve Rimmer and currently subject to a village green application, which is vexatious, lacks any meaningful supporting evidence. Councillor Webster admits using it as a toilet but concedes that VG126 will fail. Mr Hancock of FOGSW said it was previously known as 'the tip' and the insert below gives as hint why this is



I have cleared and tidied it until stopped by HPBC in 2011.
There are no buildings now but previously it was the site of a mill. I do not propose to build anything without submitting a further application.

2. The aim is to tidy the site, improve the street scene and act on recommendations from my ecological survey to enhance habitat. There will be no buildings, hard standings or the like – just levelled and planted to allow the hedges to establish. The wall will be built from its fallen remains. The hedges will be of native British species and cut so as not to shade other gardens or windows.
3. The trees left on site will provide a screen as will the neighbouring trees. Once established the hedging will provide habitat and screening.
4. No change to access.

DESIGN AND ACCESS STATEMENT

Proposal Address: GEORGE ST, GLOSSOP

Applicant: STEPHEN RIMMER

~~Agent~~ HPK/2013/0260

AMOUNT

The land will be levelled to current level of approx 144.60 AOD. No buildings or structures will be built.

LAYOUT

The current gritstone wall will be rebuilt with the recovered remains of the fallen wall (upper plan). Hedging will be planted as indicated and maintained at or below 3m high. A palisade fence as indicated.

SCALE

There are no proposed buildings and the wall will be built to match its current height.

LANDSCAPE

The levelled area will be grassed/clover + suggested planting from Dr E. Barratt the ecologist.

APPEARANCE

This will greatly improve the street scene on George St as wished for in HPBC design strategy.

ACCESS

No new access - current access from unadopted section George St. No increase in traffic. ie rare.