HPK/2013/0318

Design & Access Statement

31A TOWN LANE

CHARLESWORTH

GLOSSOP

DERBYSHIRE

REC'D 18 JUN 2013

Lateral
Design & Building Information Management

The proposal is for a single storey extension at 31a Town Lane Charlesworth Glossop Derbyshire SK13 5HQ with the addition of 2 conservation roof lights in the existing mono pitched kitchen roof.

BACKGROUND

The existing detached cottage is located a short distance to the north of Town Lane and is reached via an un-adopted track which falls approximately 2 metres from the main road. The site provides for car parking which is to remain with vehicular access being provided



from the existing track and associated gate to the property. The site has unobstructed views to the north although is tightly constrained to both the south and east. Consequently the proposed roof to the extension and the existing single storey portion containing the kitchen are obscured from direct view.

The proposed extension does not dominate the existing building's scale or alter the composition of its main elevations. The continuation of the roof profile provides a strong visual link. The alterations respect the existing building and its materials. All new work complements the old in quality, texture and colour as well as method of construction.

The adjoining property 35b and 37a has received full planning permission Application HPK/2012/0410 and this application will also preserve and enhance the character and appearance of the conservation area without prejudicing the amenities of neighbouring

residents or interests of highway safety. As a consequence no further pre-application advice has been sought.

DESIGN

The proposed single storey extension is to reflect the existing building construction with the walls in matching stone whilst the existing slate roof is continued to forming a gable end all as described on the accompanying drawings.

All new windows are to be of matching style, double glazed and manufactured in hardwood, the original glazed doors and associated frames providing access to the existing kitchen is to be relocated centrally in the new extension gable as indicated on the north elevation on drawing 1951-01.

New conservation roof lights are required to add natural daylight to the existing kitchen and proposed extension which will be used as a dining room.

Overall the site has more than sufficient land to accommodate the extension which will have minimal effect on the conservation area.

ACCESS

The lane from Town Lane which provides access to 31A is to remain unaltered and the gated entry to the existing car parking area will also be maintained although the gate will be repositioned following the completion of the extension. The standing area for cars within the site will remain as the same area as prior to the extension with a minor modification of the large garden. Pedestrian access to the property will remain as will the disposal and collection of refuse.