HPK/2013/0353
HIGH PEAK
JUL 2013
BOROUGH COUNCIL

Design and Access Statement in support of Planning Application 12 Mount Street

Paul Whitehead – 13/7/13

1. The house is a detached 3 bed two storey stone house constructed round the turn of the century using sandstone and slate. It has a stone flagged driveway to the LHS down which the garage can be seen from the pavement. The old garage had 2 steel up and over doors and a single pitch asbestos roof. When I purchased the house the garage had clearly been used for repairing cars and was in an extremely poor state of repair. The rear extension had a low pitch slate roof, also in a very poor state of repair.

2. As required traditional materials have been specified for the new pitched slate roof such that a pleasing gable aspect in stone will be visible down the driveway. The doors will be a pair of wooden doors on the left and pedestrian door and window on the right – these I have specified in white uPVC – although not traditional they will match existing on the main house and will be in keeping with the majority of the street. The new roof to the rear extension is exactly in keeping with the existing building.

3. The garage is well away from surrounding properties so I don't anticipate any loss of amenity to the neighbours. The slight lengthening of the garage wall on the LHS will be mitigated by the fact that it will be behind on existing solid fence panel to a height of 2.4m. The short length of drystone wall to be demolished (650mm) is also not visible from the neighbour's garden as it is behind the fence panel. Regarding the increased height of the roofline to the rear extension, this occurs approximately half way down the garden of the neighbour the right hand sidet side and is an extra tapering sliver of stonework (from zero to 600mm) creating very little loss of light and not visible from the house itself. Given the consent of the neighbour this work will be finished to match existing and care taken not to cause damage or inconvenience on the neighbour's side.

4. Access is down the driveway to the back door in the rear extension or into the garage – previously through one of the up and over doors but under the proposal through one of the large wooden doors or through the pedestrian door.