HPK/2013/0400

HIGH PEAK
8 AUG 2013
BOROUGH COUNCIL

Design and Access Statement for Householders in Conservation Areas.

Town and Country Planning Act 1990.
Planning and Compulsory Purchase Act 2004.
Town and Country Planning(General Development Procedure)Order 1995

In conservation areas it is necessary to submit a design and access statement to show that any development within the curtilage of a dwelling is compatible with the design of the main dwelling and surrounding development.
This form is to provide the minimum information to demonstrate the acceptability of the design.

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

The property is three storeys with a cellar, a ground floor kitchen, yard / parking to the rear and is situated in the middle of a terrace row. The terrace row is stone construction.

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.

The proposal is to replace wooded rotten and broken sash windows with a more environmentally sound alternative. The windows affected (See drawing for windows affected) are the front first floor and ground floor sash windows. Replacement windows in the same style will be used ie. UPVC Vertical sliders with a single vertical Georgian bar. This is to mimic as best as possible the existing.

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

No measures necessary, all works confined to the front of the property within the boundary.

4 Describe the existing access to the dwelling and any proposed changes to it.

Existing access is pedestrian to the front, vehicular to the rear. No changes applicable.