PhilipMillsonAssociates

# 101 Shaw Lane, Glossop

## Design and Access Statement

22nd March 2013

Property Consultants
Philip Millson Associates Ltd, Hyde Park House, Cartwright Street, Newton, Hyde, Cheshire, SK14 4EH
e: info@philipmillson.com t: +44 (0)161 367 2320
www.philipmillson.com
Registered in Cardiff No 2170580 Regulated by RICS

Copyright © 2012 Philip Millson Associates Ltd. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopy, recording, or any information storage and retrieval system, without permission in writing from Philip Millson Associates Ltd.

# Contents

1. Introduction
2. Site Information
3. Design
4. Access
5. Conclusion

# 1. Introduction

1.1 This document accompanies the planning application for outline planning permission (all matters reserved) on the land adjacent to 101 Shaw Lane, Glossop.

1.3 This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.

1.4 The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) *Design and Access Statements: How to Write, Read and Use Them*, the Department for Communities and Local Government (DCLG) Circular 01/2006 *Guidance on Changes to the Development Control System* and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.

# 2. Location and Site Information

2.1 The parcel of land is located adjacent to number 101 Shaw Lane, Glossop. The location of this site is ideally positioned for local amenities and transport links. The site benefits from having a bus stop on opposite side of the road that links Hadfield to Glossop on the 393 bus route. There is also Dinting Railway Station 0.4 miles away from the

site, with regular trains to both Manchester Piccadilly and Hadfield stations. Gamesley Community Primary School is less than fifteen minutes walk away, and Glossop Dale Community College is accessible on the 393 bus route with bus stops directly outside the site and college.

# 3. Design

3.1 In response to the planning and site considerations as set out above, this section will address the following:

- Use
- Layout
- Scale

**Use**

3.2 This application is for outline planning permission with all matters reserved for a residential development. The site has previously had planning permission granted for a residential development, planning reference: HPK/0003/1316.

**Layout**

3.3 Outline planning permission is sought for an residential development with all matters reserved. The development will be the with the frontage along Shaw Lane

**Scale**

3.4 Any proposed development will be in keeping with the scale of the surrounding buildings. The site would comfortably accommodate a pair of semi detached dwellings with large gardens and driveways. The immediate area is predominantly two and three storey dwellings.

# 4. Access

4.1 Access to the site is via Shaw Lane. The plot benefits from good site lines in both directions. The proposed development will have sufficient space for off street parking.

# 5. Conclusion

5.1 In light of a previously approved planning application and the information set out in this Design and Access Statement, It is shown that the application site meets all the relevant planning criteria for a residential development. A residential development on this site will provide much needed family accommodation.