Proposed garage at 78a High Street East, Glossop

Applicant : Mr and Mrs P Shackleton

Agent : Mr A Hunter

DESIGN AND ACCESS STATEMENT

The proposal is for the erection of a new garage building to serve no. 78a High Street East.

The property currently has parking provided in a small un-covered parking court behind the house, which is accessed via a shared courtyard serving both 78a and the three neighbouring properties. This courtyard serves as access to the garages of the neighbouring properties. The courtyard is accessed via a shared driveway from High Street East.

Amount

The proposed garage will have the same footprint as the existing parking court – approximately 55m^2. This will provide parking for two cars, along with storage space.

Layout

The existing parking court is entirely enclosed by out-buildings or boundary walls. The proposal entails the construction of a shallow pitched roof structure set within these existing buildings. The roof will be supported by a steel structure set within the existing walls. Where necessary the existing walls will be re-pointed and raised to form an up-stand for the proposed flat roof.

The entrance to the garage will be closed off with a sectional metal roller door, giving full-width access to the garage. At this location, and to one side where the proposed garage abuts existing garages, the edge of the roof will be visible.

Scale and Appearance

The proposed garage makes use of an existing enclosed space, and as such has little visual impact. From the shared courtyard the garage door will be visible, and the line of the proposed roof will be seen above the existing garages.

From the sides (the garden of No. 80 High Street East and the car parking serving Kingdom Hall) and the rear (the vacant stable block to Easton House) the garage will be hidden from view behind the boundary walls. These walls will be raised in height by approximately 500-850mm to allow the roof to run into them and form an up-stand. The new walls will be built up in the same manner as the existing walls with stone and masonry to match. A new coping will be installed.

The roof of the proposed garage will be covered in dark grey roofing felt, with four roof light allowing natural light to the garage below. From ground level the roof will not be visible, though it will be seen from the upper floors of 78a and the adjacent properties.

Landscaping

The parking court and shared courtyard have no soft landscaping since the area is used purely for access to parking serving 78a and the adjacent properties. The proposals will have no affecting on this area. Several mature trees are present beside and behind the proposed garage, but the new construction will not affect them.

Access

Access to the existing parking court from High Street East is via a shared drive and courtyard. The proposed development will make no change. Access to the adjacent properties and their garages is not affected. Access between no. 78a and the proposed garage remains unchanged.