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HIGH PEAK
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BOROUGH COUNCIL

Design and Access Statement that Relates to the Proposed Construction of a Pair of Affordable, Semi-Detached, Three Bedroomed Dwelling Houses to Let on Land Adjacent to 55, Meadow Lane, Dove Holes, Buxton, Derbyshire. SK17 8DB.

for

Mr Neil McNicholas

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The purpose of this application is to seek permission to implement the works that are outlined above as well as providing permanent parking facilities for the tenants of 55, Meadow Lane, which is owned and managed by the person submitting this Planning Application.

The dwelling house known as 55, Meadow Lane is one half of a pair of two storey semi-detached houses that were built as part of a small estate of Council Houses the outskirts of the village of Dove Holes in the mid 1950's. They are brick built with a traditional render and dash finish having a plain tiled concrete roof and white UPVC windows and external doors. Number 55 benefits from an existing vehicular and pedestrian access on to the highway that fronts the houses which are elevated some 2400mm approximately above the highway. The former tenant of 55 purchased the property and constructed a largish single storey garage on land at side of his home from which he operated a small scale car repair business. The garage ceased trading to the best of my knowledge some time in the mid 1970's. The garage's construction is similar to the house with the exception of the timber doors and a flat felted roof. These days it has a very tired and neglected appearance which confirms the fact that it as most certainly seen better days. A valid argument could be made that its removal would make a considerable visual improvement to the area as a whole. This area of land to the South of the property also attracts the occasional fly tipper.

The Applicant proposes to demolish the now unusable garage and build a pair of affordable semi detached houses that would be available to let. Preliminary discussions with the Highways Authority have revealed that they would require adequate off street parking to be provided for the adjoining house at number 55 as well as two proposed new dwellings. The new build would, therefore, have to have three storeys, with the ground floor providing an open fronted garage having a block and beam ceiling that would house three vehicles. A further two parking spaces would be created on the land to the South side of the site and one by excavating the present lawned area at the front of 55. An ambient stepped access to the rear of all three dwellings would be provided having steps with a rise no greater than 150mm, a going no less than 280mm some 900mm wide and a substantial steel handrail 900mm above the pitch line would be provided. The first floor would consist of a Lounge, Kitchen and Cloakroom with two Bedrooms and a Landing on the second floor and an optional third bedroom and bathroom on the third floor. If the third floor was not developed a bathroom would be provided on the second floor using the space occupied by the landing that gives access to the third floor.

The new dwellings, which will be built with materials that match the existing surrounding properties will be set back from the road to provide a dedicated, parking area has a surface that is finished with a porous material that will prevent the run off of surface water on to the highway. This area will not be of sufficient size to enable vehicles to enter and leave the site in a forward gear. The proposed provision for off street parking and the layout of the same has been the subject of extensive discussions with the Highways Authority already and been agreed in principle with them. The external meter boxes will be located in the ground floor open fronted garage and all new service lines to

the meter boxes will be located underground. All of the pipe work apart from the rainwater goods will be located internally if this is reasonably practical.

During the course of the course of construction of the dwelling houses second hand materials and aggregates will be used where ever this is possible if they can be accessed reasonably easily at competitive prices. The construction of the property will be to a high specification with great attention being paid to the thermal insulation of the property achieving current and above, where practicable Building Regulation requirements. All rainwater pipes and surface water drainage will discharge to suitable and adequate soak aways, whilst the foul drainage will discharge to the foul sewer at the front of the property via the existing foul drain that is in the ownership of the Applicant. Gas fired central heating from condensing boilers will be provided with every radiator except those in the lounges having their own thermostatic radiator valves. (those in the lounge will be connected a room thermostat) In addition the installation and use of "A" rated electrical appliances and energy saving light bulbs will be encouraged. The possible use of renewable energy technology and the availability of grants for making its installation economically viable will be fully explored.

Whilst the new dwellings are positioned in between two existing blocks of houses they have been located facing the Eastern boundary to cause minimal overlooking of adjoining properties. It is not anticipated that the construction of the proposed pair of pair of semi-detached dwellings will have any significant impact on any of their neighbours. There will in fact be benefits for them in that the unsightly garage building on an overgrown site will both be removed and the potential for future further fly tipping on the land will be removed. There will be no significant increase in the possibility of there being any increase in any noise nuisance for the neighbours. Great care will also be taken during the construction works to avoid disturbance and nuisance to the occupants of any adjoining dwellings. The two proposed houses for letting will provide additional, much needed affordable living accommodation in the village that will supplement that already provided by the Councils and the Housing Associations.

Marshall Design and Build
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