

**Proposed Garage and Apartment at Rowan Cottage,
108, Padfield Main Road, Padfield, Glossop,
Derbyshire, SK13 1ET**

DESIGN & ACCESS STATEMENT

15th September 2013



Figure 1.) Existing outbuilding on site of proposed Garage and Apartment

INTRODUCTION

The property is located on Padfield Main Road, about a mile and a half from Glossop town centre within the Padfield Conservation Area. The site is accessed from Padfield Main Road via a driveway serving Rowan Cottage, the property which this proposed building is to be ancillary to. The building is presently used as a Garden Store for Rowan Cottage. The setting of the site is chiefly residential with houses to all directions from the site. Rowan Cottage also has extensive gardens to the south of the site. The planning application which this design and access statement relates to is for the proposed works as detailed below:-

- Demolition of existing Garden Store;
- Construction of a two-storey building comprising Double Garage and Garden Store to Ground Floor, with an apartment to First Floor;

The applicant has undertaken informal consultation over the scheme with the Conservation Officer at High Peak Borough Council. The new apartment and garaging are

proposed to be ancillary to the existing Rowan Cottage, and not for sub-let or general subdivision of the plot.

USE

The site is currently residential and no change of use is proposed as a result of this application. The Double Garage is to be used by the occupiers of Rowan Cottage and the new Apartment above is for use by non-paying friends and relatives of the family living at Rowan Cottage. This use is complimentary to the existing residential use of the site, and will provide extra accommodation to the existing Rowan Cottage, albeit located remotely within the site.

The existing building occupying the proposed site for the Double Garage and Apartment is currently used as a Garden Store by the residents of Rowan Cottage; the new building will include a Garden Store to ensure no loss of storage amenity as part of the scheme. The existing building to be demolished is in a derelict condition with loose roofing and collapsing walls. Therefore this application represents a significant opportunity to improve the built fabric of the site.

No garaging is available on the site at present, and again this scheme will provide much garaging accommodation enabling the external amenity area to the front of the derelict building to be used to its fullest by the residents of Rowan Cottage, improving the site use as a family residence further. This scheme will also increase the available car parking space on-site with 2no. spaces created as a result of the new Double Garage, and relieve the parking issues on Padfield Main Road local to the site.

As aforementioned the apartment is to be used by friends and relatives of the family for visits, this scheme does not involve the sub-division of the plot to form a separate dwelling, or any intention to create a 'holiday let' for profit. The installation of the Double Garage and Garden Store at Ground Floor supports this intention.

The design as discussed later is to enhance the appearance of the site and be ancillary to the existing residential use and density, whilst providing the opportunity to remove a building in derelict condition.

AMOUNT

The new Double Garage and Apartment has been designed to occupy the existing footprint of the Garden Store, thus not impinging on any amenity space within the site and thus does not represent a significant increase in built footprint to the site.

The new building is over two storeys. This increase in height has been done sympathetically to reflect the rise in the topography of the site and its surroundings, and also ensures privacy to existing dwellings.

A Garden Store has also being incorporated within the new building to replace the derelict Garden Store that is being demolished as a result of the scheme, this is to ensure that no further outbuildings are necessary as a result of the scheme, and the new garaging accommodation included in the scheme will provide further car parking opportunity.

LAYOUT

The proposed scheme is based on the footprint of the existing derelict Garden Store. The Double Garage has been designed to enable manoeuvring space within the courtyard/driveway to Rowan Cottage to be maintained, whilst the apartment above is accessed by a separate entrance which does not directly let onto areas where vehicles will be manoeuvring within the site. The Garden Store's principal pedestrian access is from the raised garden area to the south of the proposed building, again not interfering with on-site vehicle movements and also providing direct access to the garden amenity areas. The large open spaces to the site are being retained with no significant increase in built footprint. The historical layout of the site has been maintained and used to advantage.

Obviously the layout of the site was fixed in terms of the re-use of the position of the existing Garden Store and also access from the highway given the garaging accommodation proposed as part of the scheme. The principal elevations of the proposed dwelling were designed to use the views to the south and west through the proposed windows to the southern and western elevations thus maintaining privacy to nearby houses off-site, with the accommodation's internal layout taking advantage of this. The eaves level to the property is set lower than a traditional property to reduce massing and reduce visual impact from Padfield Main Road, with stonework, stone cills and stone heads being used to reflect the local vernacular. The 'cat slide' roof to the entrance area for the apartment accommodation is reminiscent of local farm architecture, and one which HPBC have suggested to properties in nearby Old Glossop as a solution to reduce massing.

The garaging accommodation has been positioned to minimise the distance from the highway to ensure safety within the site, and also ease of access to the property. The scheme will not affect refuse volumes or patterns for the residential site.

SCALE

As previously discussed the footprint of the existing Garden Store is to be significantly retained, whilst there is creation of a First Floor over the new Double Garage within the footprint. This First Floor is very much 'room-in-the-roof' construction to minimise vertical construction, and follows the flow of the topography of the site and its locale.

The pitch of the roof has been set to be much lower than the tops of trees bounding the site, and the building is partially sunken into the ground at the rear as the site naturally inclines in an easterly direction, thus reducing the visual impact of stone walls to the new building, whilst providing the opportunity to ensure no detracting from the privacy of adjoining sites.

Overall the new building has been designed to blend in with the site and surrounding streetscape, whilst retaining the amenity space on the site, and not drowning the site and its neighbours with overbearing development.

LANDSCAPING

Principally the open space surrounding the property within the site is to be kept, with the design of the property making use of the view to the south of the site. The retention of most of the trees on the site retains the settings rural identity. One tree is proposed for removal, this being identified on the accompanying site plans. The tree has affected the

structural integrity of the existing Garden Store and resultant cracking to the external walls is evident. This tree is marked on the Proposed Site Plan for removal so that it is identifiable – the species of the tree is Common Ash and its potential for further growth is compromised by the existing Garden Store such that removal would be necessary notwithstanding the scheme presented in this planning application.

The remainder of trees and hedges to the site are to be retained. It is proposed that mature trees (excluding the tree to be removed as aforementioned) will be retained and protected during the works.

APPEARANCE

Padfield Main Road has a variety of architecture styles represented, with the area surrounding the site comprising chiefly coursed stonework cottages with stone cills and heads to structural openings. Thus the new building is to be built of coursed stonework and to have stonework heads and cills (to match those to Rowan Cottage) used to all structural openings.

Simple building formulas have been used to provide a unique, functional design which blends into its setting using design to enable the required accommodation to be provided whilst delivering a simple form reflecting the areas architecture. The roof is to crown the proposed building with a natural slate covering. Overall the scheme will represent a vast improvement on the appearance and condition of the current Garden Store occupying the footprint.

CAR PARKING AND APPROACH

Pedestrian access: graded access is provided from Padfield Main Road to the principal entrance of Rowan Cottage and the new building, and from the vehicular parking spaces to the principal entrance of Rowan Cottage. A level threshold to the principal entrance and of the apartment is provided in compliance with Approved Document M of the Building Regulations.

Vehicular Access and Parking: the original entrance to the site is to be retained to the site off Padfield Main Road. The scheme will represent the addition of 2no. new parking spaces (in the new Double Garage) which is commensurate with the bedroom accommodation provided at Rowan Cottage and the new ancillary building.