

DESIGN AND ACCESS STATEMENT

BAKERY COTTAGE IS UNDERSTOOD TO DATE BACK TO THE EARLY TO MID 1800'S. THE PROPERTY SITS ON BELLE VUE IN CHINLEY – A SMALL PRIVATE LANE JUST OFF GREEN LANE. THIS LANE HAS HAD A HISTORY OF COMMERCIAL ACTIVITY IN THE 19TH/ EARLY 20TH CENTURY WITH RESIDENTIAL USE RELATING TO CONVERSION OF MANY OF THE BUILDINGS IN THE 20TH CENTURY.

BAKERY COTTAGE IS OF SOME ARCHITECTURAL CHARACTER, SITTING AS IT DOES IN THE CHINLEY CONSERVATION AREA. ELEVATIONS OF COURSED NATURAL GRITSTONE AND STONE SLATE ROOFS SITTING COMFORTABLY WITHIN THEIR SURROUNDINGS. ALTHOUGH NOT IN ANYWAY ORIGINAL, WHITE UPVC CASEMENT WINDOWS ARE IN PLACE AS EXISTING AND DO NOT REQUIRE REPLACEMENT. THE ROOF ITSELF IS IN PARTICULARLY POOR CONDITION AND WILL FORM PART OF LIKE FOR LIKE REPLACEMENT TO MATCH PRIOR TO THIS PLANNING APPLICATION.

BAKERY COTTAGE AS A DWELLING HAS BEEN ON THE MARKET FOR MANY YEARS AS A LARGE 3 BEDROOM DWELLING. AS A SIGNIFICANT AMOUNT OF WORK IS REQUIRED TO MAKE THE BUILDING INTO A COMFORTABLE HABITABLE STATE, THERE HAVE BEEN NO SENSIBLE OFFERS TO SELL IT IN ITSELF CURRENT FORM. THE BUILDING ITSELF ALSO HAS NO GARDEN AND THIS OBVIOUSLY STANDS AGAINST IT IN A SALE FOR A FAMILY HOME. PARKING IS ALSO RESTRICTED FOR ITS CURRENT USE, ALTHOUGH THE BUILDING IS CENTRAL WITHIN THE VILLAGE AND ON STREET PARKING IS AVAILABLE THROUGHOUT.

DUE TO THE RESTRICTIONS OF THIS BUILDING AS A FAMILY HOME AND THE CONSIDERABLE WORKS INVOLVED IN RENOVATION, THE PROPOSAL PUT FORWARD IS TO CONVERT INTO TWO APARTMENTS OVER GROUND AND FIRST FLOORS. THIS IS A CONVERSION THAT CAN TAKE PLACE THROUGH SENSITIVE RENOVATION THAT WILL HAVE NO IMPACT ON THE ELEVATIONAL APPEARANCE OF THE BUILDING AND WILL INDEED ACT AS THE ONLY LIKELY CATALYST FOR RENOVATION.

THE ISSUES OF THE LACK OF A GARDEN AND THE RESTRICTED PARKING ALSO NOT PRESENTING THEMSELVES AS MUCH OF A PROBLEM WITH THE INTENDED USAGE. A GARDEN NOT BEING A REQUIREMENT FOR THE USE OF APARTMENTS AND THE PARKING REQUIREMENTS OF THE INTENDED USE NOT BEING ANY GREATER THAN THAT OF THE ORIGINAL DWELLING WITH AN AIMED MARKET THAT MAY NOT ALWAYS REQUIRE PARKING AND ALSO THE SURROUNDING VILLAGE PROVIDING THE POTENTIAL FOR ROADSIDE PARKING.

THE PROXIMITY OF TRAIN LINKS INTO SURROUNDING CITIES MAKE THESE APARTMENTS ATTRACTIVE TO A WIDER MARKET OF NOT ONLY LOCAL LO COST NEED BUT ALSO THE COMMUTING PROFESSIONAL WITH WORK IN MANCHESTER AND THE SURROUNDING AREAS.




DWG: PROPOSED
BAKERY COTTAGE
CHINLEY

REVISIONS:

| NTS | CHECKED: |
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| DATE: NOV'13 | DRAWN: |

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DA STATEMENT

BAKERY COTTAGE