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HIGH PEAK
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BOROUGH COUNCIL

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Design and Access Statement
Land Adjacent to Stonecrest, 48 Heath Road, Glossop

Design ;

The submitted design has been achieved through a process of looking at the approved planning permission (2009/0755 renewal 2013/0090) its scale, access,contours of the host land and relationship to Stonecrest the adjoining dwelling, then form a more harmonious design taking into account the sites constraints and attributes. The change of design keeps the approved positioning, point of road access, the scale of the main part of the upper area of the dwelling, the new design intends to lower the floor levels of the lower level to create a better transition to existing ground levels, then to increase in width and reduce in depth this part, and use a single roof structure in the form of a cat slide roof in common with Stonecrest, plus other changes to the fenestration to the front elevation.

The overall footprint of the proposal is 104.51m2 (98.51m2 approved), a width of 11,000mm (9,750mm plus 1200mm heavily retained access path), a depth of 12,100mm (12,200mm), a eaves height of 4,500mm (4,950mm) to the upper part and 3,000mm (2,850mm plus gable pike) to the lower part.

Two major considerations when designing the proposal are to try and minimise the amount of visible retaining walls to soften the impact of the structure and to utilise the benefits of the mainly south facing roof with the instilation of two flat solar heating collectors fitted flush with the roof slates to help to achieve a construction of code level 3 for sustainable homes.

It is proposed to use a facing material of buff natural coursed sandstone to the walls to include a ashlar string course, the roof to be covered in a blue grey natural slate with the windows being black UPVC detailed with sawn buff sandstone heads and cills.

Access;

A driveway formed at a maximum gradient of 1 in 14 as with all pathways and parking areas will lead to a part M compliant flight of steps to a level with the main entrance door landing of 1200 x 1200mm, once accessing the dwelling all ground floor doorways and passageways will be part M compliant. With the proposal being situated within a distance of 250 metres of Glossop town centre with all its services,amenities and transport links make this proposal highly sustainable.