Proposed change of use and associated works to convert the Jolly Carter Public House into two dwellings.

The Jolly Carter, Buxton Road, Chapel-en-le-Frith. SK23 0PT.

For Frederic Robinson Ltd.

Design & Access Statement. **11th November 2013.**

Concept

An earlier application, ref HPK/2011/0659, was approved on 13/01/2011. However it has since come to light that some of the site is not owned by the applicant. This is fundamentally the same application but with an altered site plan.

Design Issues

The basic design is as was previously approved except that the garden areas have been re-arranged. The area that was previously earmarked as private garden for unit one is no longer available so we have divided the land that was previously proposed as communal parking between the two dwellings so that the parking for unit one falls within a new private garden space. There is still land available in this front section for unit two to park but, of course, there is also on street parking on Sandyway Head which can be directly accessed from the rear of unit two.

Amount

As before the scheme is for two three bed roomed dwellings.

Scale

No new buildings are proposed.

Appearance

The appearance of the scheme will remain as previously approved.

Landscape

There will be a new timber post and panel fence separating the parking area of unit two from the garden of unit one. Otherwise all will be left as private gardens for the residents use

Access

Amenities, transport links and general access arrangements are all as they were for the previous application.

Supporting information

A bat and barn owl survey and a structural report formed part of the previous application. These are still applicable and should be referred to for this application if needs be.

DT 059
11.11.2013