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HIGH PEAK BOROUGH COUNCIL
POST ROOM
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DESIGN AND ACCESS STATEMENT

Outline proposal for 15 No. Dwellings, Land adjacent to Graphite Way/Woolley Bridge Road, Hadfield, Glossop.

This submission is for the construction of 15 No. new 4 bed town-houses on a currently vacant site used, meeting local and national policy for density and use of infill Land.

The site has previously been approved for use as a hotel, adjacent to an industrial and office development that was approved at the same time, which has already been started.

Also adjacent the approval covered for a large scale residential development for which numerous reports for flood risk and site investigations were carried out. Please see application No. HPK/2006/0264.

CONTEXT

The current site stands vacant and is located adjacent to Woolley Bridge Road and Graphite Way in Hadfield, Glossop. This is 2 miles away from the M57 motorway, which leads to the M60.

The surrounding area is a mix of residential and industrial sites and as stated above the adjacent and proposed site has been approved for such schemes. They are generally of simple brick built construction for residential and a mix of cladding and brickwork for industrial.

USE AND AMOUNT

The new application is for the construction of 15 new dwellings. They will be a 4 bedroom design in the form of town-houses, over two stories and the roof space, they will provide affordable accommodation and make better use of the vacant site, providing a more feasible alternative to the hotel scheme already proposed for this site.

LAYOUT

The proposal has been carefully considered to provide a scheme that is positioned within the site to afford the best use of space for the proposed new dwellings. Offering amenity space for every house, an area for bin storage and a designated parking area for each property.

Access for the vehicles and pedestrians will be from Graphite way along the newly formed access road and associated pavements for pedestrians.

Adequate parking facilities for the householders will be positioned as per the plans outside their respective property.

Orientation of elevations have also been considered so as to avoid overlooking or any dominance to each of the properties whilst providing garden areas appropriate to the size of the dwellings.

SCALE

The scale and design of the properties have been dictated by the brief from the client and that of surrounding properties within the area. The new design provides a small development of town-house properties, with scale and massing to reflect the site and the need for such affordable housing.

LANDSCAPING

The new dwellings have designated front and rear garden areas for amenity as noted on the plans and associated car parking spaces.

APPEARANCE

The properties have been designed with their locality in mind, using brick for the walls and slate roofing, which is typical of other properties in the surrounding area as a whole. A small sun room has also been designed into to the scheme to provide a more open feel to properties, bringing the outside in.

The construction and materials of the scheme will tie in with the locale and also give a clean and modern aesthetic to the proposals as can be seen on the plans and elevations.

ACCESS

The site is accessed from Graphite Way, leading from Woolley Bridge Road. This will lead onto the new access road and to the aforementioned private parking spaces to each property, providing level/ramped access for all.