HPK/2013/0323

12 JUNE 2013

CONVERSION AT HILLCREST, 127, MANCHESTER ROAD, CHAPEL EN LE FRITH TO INCREASE THE NUMBER OF LETTING ROOMS FROM 6 TO 9.

DESIGN AND ACCESS STATEMENT

Hillcrest is an Edwardian villa on the edge of the Chapel en le Frith built up area and is on the main road between Chapel en le Frith and Whaley Bridge. As its name suggests it is on a watershed, with the land falling gently away to the south, west and east. The site of the building is generally level. The house stands in a small landscaped garden, itself set in several acres of fields. Much of the immediate area of the house and coach house consists of trees and shrubs, although the rear and north elevations of the coach house are clearly visible from Manchester Road.

Hillcrest currently has six rooms that are let individually as bed-sits. The adjoining coach house was recently converted into a dwelling for the owner of Hillcrest. It is proposed that the vacated rooms are now converted into three new rented bed-sits.

The conversion work is completely internal, with no extensions or changes to the elevations. The work will comply with Building Regulations with respect to fire-proofing, thermal insulation and sound insulation. All other requirements of the Building Regulations are already in place in the house.

The proposal has been discussed with High Peak Borough Council's Environmental Health Department and their requirements will be complied with.

Car parking spaces will be adjacent to the building on existing hard standings. Access to and within the building will be as existing. There is an existing toilet accommodation on the entry floor, in accordance with Part M of the Building Regulations.

Trevor Gilman

HIGH PEAK
21 JUN 2013
BOROUGH COUNCIL