

# Design and Access Statement

*March 2016*

***Change of use from HMO to form a single dwelling at 'Castle Manor',  
127 Manchester Road, Chapel en le Frith, High Peak SK23 9TN***

- **Applicant**  
*Mr Scott Richardson*
- **Planning Authority**  
*High Peak Borough Council*
- **Proposal**  
*Change of use from HMO to form a single dwelling*
- **Location**  
*'Castle Manor', 127 Manchester Road, Chapel en le Frith, High Peak SK23 9TN*
- **Agent**  
*Simon Jones BSc (Hons), MRICS  
SJ Design Limited (Chartered Building Surveyors)  
The Old Co-Op Building  
Church Street  
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## **1.00 Background**

Castle Manor is located on the west side of the local plan settlement of Chapel en le Frith. The property lies within the Green Belt but not in a conservation area.

Prior to its change of use to a House of Multiple Occupation in August 2013 (HPK/2013/0328) the property was a single dwelling house.

## **2.00 The Proposal**

This application seeks consent to change the use of the property from a House of Multiple Occupation to a single dwelling house – reverting the property to its former use.

## **3.00 Design**

No internal or external works are required to facilitate the change of use.

The site affords generous garden/amenity space for the dwelling without the need for any landscaping work to be carried out.

## **4.00 Access**

Access is provided to the property via existing arrangements from Manchester Road. The access visibility onto the highway is good ensuring safe access and egress.

The parking provisions on site are ample to serve the dwelling and will not be changed.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

## **5.00 Environmental Analysis**

No internal, external or landscaping works are required to facilitate the change of use.

### **Site stability, contamination and soil types**

The property would not be designated as contaminated land.

### **Sunlight and Daylight**

The property will not be significantly over shaded by other buildings or trees.

### **Wind and micro climate**

The site is only partially screened from high winds and in common with most local sites is subject to some turbulence as a result of the surrounding high ground.

### **Flood risk and drainage**

The site is not located in an area of flood risk. Floor levels and site levels are unchanged by the proposals.

#### **Archaeological and historic features**

No known archaeological features exist on site.

#### **Views into and out of the site**

The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views to the Peak District hills.

#### **Ecological and wildlife**

It is not envisaged that any bird or mammal habitat will be adversely affected by the proposals as no internal, external or landscaping works are required to facilitate the change of use.

#### **Arboricultural**

It is not envisaged that any trees or hedges will be adversely affected by the proposals as no internal, external or landscaping works are required to facilitate the change of use.

### **6.00 Conclusions**

It is clear from the foregoing that the proposed change of use will have no negative impact on the locality or surrounding greenbelt.

We would therefore urge High Peak Borough Council to grant permission for this application.