

**Demolition of Garage and construction of single storey extension  
Hunters Lodge, Eaves Knoll, New Mills**

**April 2016**

**Design and Access Statement**

The existing property is a family home located at Eaves Knoll, New Mills. The building occupies the end of a terrace of former mine workers cottages adjacent to the top of Eaves Knoll Road.



Previous development in the 1970's saw the creation of much of what is the layout of the building today. Two end cottages were converted to form a single dwelling and extensions constructed to the gable end and to the rear. At the back of the property, there is a large I-shaped outbuilding, which is used as a garage. In 2006 a small single storey extension was constructed at the rear to create a porch and downstairs toilet.



This planning application now seeks permission for the outbuilding at the rear of the property to be partially demolished and a single storey extension built in its place. The extension will not significantly differ from the demolished building part in terms of overall massing. It is planned that the new build extension will accommodate a multifunctional space with adjoining bathroom and a new, smaller garage.



This new space is required in order to provide flexibility for the demands placed on our family. Initially, it is intended to be used as an area of separate accommodation for our 18 year old daughter. This will provide her with a space where she can be supported by her family, but have a degree of freedom and privacy. It is anticipated that it will be several years before she can be in a position financially to either own her own property or be able to afford rented accommodation.



In the meantime, this development will provide her with a quality space that adjoins, but is sufficiently separate from the main hub of the family home.

In future years, it is possible that the space could be used for us to provide accommodation and support to our elderly parents. Again, it benefits from being sufficiently separate from the main house to promote a sense of independent living.

In between times, the space will serve well as a lounge for the family to relax in. The window to the north elevation will provide a fantastic view of kinder and the surrounding hills.

In terms of scale, this extension would result in a modest increase in the overall area of accommodation of the building. The total of the existing and proposed net floor areas is presented below to demonstrate this point.

### **Existing net floor area:**

1st floor level:

Bathroom = 10m<sup>2</sup>

Bedroom 1 = 10.5m<sup>2</sup>

Bedroom 2 = 12.5m<sup>2</sup>

Bedroom 3 = 10m<sup>2</sup>

Bedroom 4 = 7m<sup>2</sup>

Landing & stairs = 11m<sup>2</sup>

Total at 1st floor level = 61m<sup>2</sup>

Ground floor level:

Front porch = 1m<sup>2</sup>

Dining Room = 12m<sup>2</sup>

Living Room = 23.5m<sup>2</sup>

Hall & Stairs = 5.5m<sup>2</sup>

Kitchen = 9.5m<sup>2</sup>

Utility Room = 9m<sup>2</sup>

Rear porch & Downstairs w.c. = 4m<sup>2</sup>

Garage = 43m<sup>2</sup>

Total at ground floor level = 107.5m<sup>2</sup>

**Proposed net floor area:**

1st floor level:

All to be retained as existing, total net floor area = 61m<sup>2</sup>.

Ground floor level:

Front porch = 1m<sup>2</sup>

Dining Room = 12m<sup>2</sup>

Living Room = 23.5m<sup>2</sup>

Hall & Stairs = 5.5m<sup>2</sup>

Kitchen = 9.5m<sup>2</sup>

Utility Room = 9m<sup>2</sup>

Rear porch & Downstairs w.c. = 4m<sup>2</sup>

Lounge = 30.5m<sup>2</sup>

Garage = 21.5m<sup>2</sup>

Total at ground floor level = 116.5m<sup>2</sup>

**Based on the above, the percentage increase in net floor area = 5%**

The scale of the proposed extension has been carefully considered. In the same way that we benefit from the beautiful views of the surrounding hillside at the property, we are equally conscious that our neighbours enjoy the same benefits. This point has been fully considered and taken into account. The ridge line of the proposed extension is sufficiently low so as not to detract from the views of our neighbours. It is also believed that this development would significantly improve the aesthetics of what is currently an outbuilding of odd appearance.

Vehicular access will remain unchanged as a result of the proposed development. The existing garage accommodates a single car, as too will the proposed. The property benefits from a legal right of access to the garage across the private road to the rear of the property. A lay by on this road, located opposite the existing garage door, is also used for parking of a second car. Parking here has been kindly granted by the road owner. Although it cannot be guaranteed, it is hoped that this current arrangement will continue following completion of the proposed development.

The proposed extension would be accessed from within the rear courtyard and also via new steps off the existing Utility Room. The layout of the steps has been designed so as to easily accommodate the installation of a Stannah type stair lift, in the future should the changing circumstances of our family dictate this.

It is hoped that the external appearance of the proposed development would significantly enhance the character of the property. The material pallet has been carefully selected to compliment the appearance of the existing building.