

S L Robinson & Sons
Lane Ends Barn
Combs
High Peak
SK23 9UT
01298 814907

Design and Access Statement for vacant land off Wood Cutters Way, Chapel en le Frith, SK23 9TN

The application is for a single two storey dwelling house with a detached domestic garage outbuilding to replace extant approved planning permission HPK2017/0653. The application is to site the proposal within the approved footprint but on a more modest scale of 11,100mm wide by 12,000mm deep footprint

as against 14,000mm wide by 16,000mm deep as approved the ridge height on the western elevation will be reduced to 7,600mm (8,800mm) with eaves height on this elevation of 4500mm (5,700mm) with no first floor windows on this elevation. Distances between the proposal and adjoining dwellings will be increased from the approved scheme. The siting and orientation of the garage/ domestic store is to try and improve the interaction of the proposal and 127 Manchester Road the former host dwelling.

The design of the proposal is try and make maximum use of the southern views (solar gain) and respect the design of surrounding dwellings and being one single occupancy dwelling make its end use more harmonious with the neighbouring dwellings off Wood Cutters Way.

The vehicular access to the dwelling will be in common with the approved permission off Wood Cutters Way but with only one access at a slightly more southern point, there will be parking for 3 motor vehicles with ample turning space to allow all vehicles to access and egress in a forward gear with the parking areas being covered with a porous surface. Pedestrian access to and within the dwelling will be part M compliant.

This application does not include any new ecological, arbocultural or contamination reports as they appear to have been adequately addressed with application 2017/0653 and there has been no material changes since this application apart from the demolition of the former agricultural building.

The proposal will have a roof covering of spanish vertically grained blue slate (sumo heavy) with the walls constructed of new sawn coursed gritstone (Birchover quarry) with a ashlar string course at ground floor head level and window and door detailing of sawn stone heads and cills (Birchover quarry) , windows are proposed to be white thin profile UPVC, external doors will be composite in construction black in colour in a white frame with all rainwater goods black UPVC.