



PLANS + DESIGN
Architectural Drawing

Planning and Design Statement for
15 Eccles Road, Chapel en le Frith, High Peak, SK23 9RP

Front Extension & Cladding



Northern Elevation

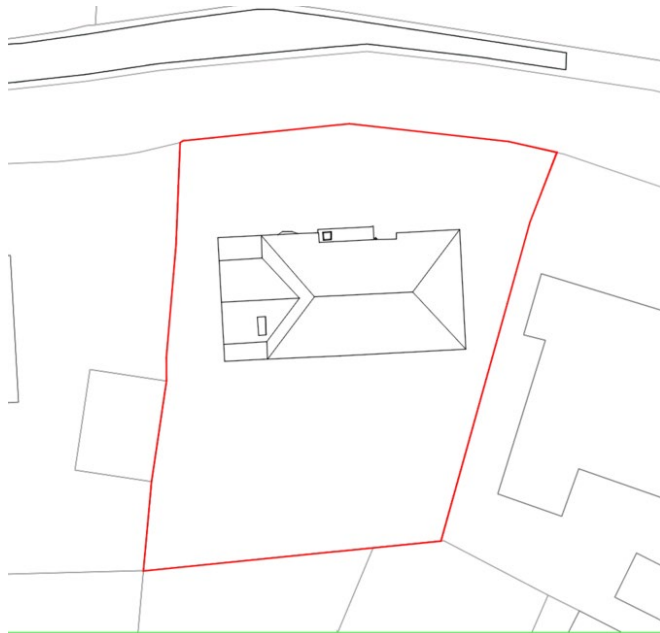
Plans and Design, 18 Eccles Road, Chapel-en-le-Frith, High Peak, SK23 9RG

07912 845 210

info@plansanddesign.co.uk

The Site

15 Eccles Road is a detached dwelling located in the town of Chapel en le Frith on the edge of the Built-up Area Boundary and looking out over land designated as countryside for the purposes of the Adopted High Peak Local Plan 2016. It has been extended in the past to both sides and has received new windows and doors along with dark brick detailing and white render. There is accommodation on 3 levels with consent sought and granted under HPK/2012/0319 on 25/07/2012 for the demolition of existing single storey extension & erection of a two-storey hipped roof extension, first floor hipped extension and formation of new double hipped roof.



The proposal

Previous additions and alterations to 15 Eccles Road have resulted in an imposing façade facing the highway. Prominence of the front entrance door has been lost due to the staggered nature of the northern elevation and the boldness of the adjacent storey and a half, turreted bay.

The proposed addition has been carefully designed to maintain headroom over the existing stairs whilst improving the appearance of the dwelling, by encasing the turreted bay in a new timber frame construction, providing a contemporary, simplified, and sleek porch entrance. The dominant rendered elevation will be broken up with the use of Accoya timber cladding which will soften and enhance the overall appearance of the dwellings current stark render and anthracite finish.

A flat roof is proposed to replace the existing turreted bay flat roof and the bays to the West of the front elevation. The extension will sit forward of current building line to tie together the two side elements yet remain subservient to the host dwelling.

Materials have been chosen to harmonise with the existing building whilst ensuring that the work softens and enhances the existing façade. The High Peak Design Guide states that there is no tradition of external timber boarding in the High Peak due to the open countryside causing timber to weather poorly. There is no doubt that the current building is not of traditional character with its white acrylic render and anthracite uPVC windows.

Accoya timber cladding will divide the expanse of render and soften the harshness of the current finish. Accoya, which is a long-life modified wood has fantastic performance and sustainability and has been chosen for its quality in varying environmental conditions and its minimal environmental impact.

The alterations have been sensitively designed to create a new overall modern character for this residential dwelling to complement and enhance the previous alterations.

Parking and Access

The dwelling has provision for substantial off-road parking for 4 vehicles or more which meets the need for a 5-bedroomed dwelling in accordance with the Adopted High Peak Local Plan 2016. The porch addition will have no impact on the boundary or access.

Policy Context

The proposal has been designed to streamline, modernize and improve the appearance and character of the dwelling whilst remaining sympathetic to local character and surrounding buildings, having no additional impact upon neighbouring amenity.

In terms of scale, height, density, layout, appearance and materials the development will contribute positively to the area's character and maintain its existing relationship to adjacent buildings and landscape features without causing unacceptable effects on character and amenity by reason of visual intrusion, overlooking and overbearing.

In summary

The proposal has been sensitively and carefully designed to improve the appearance of the building. It achieves a high standard of design which contributes positively to the character of the host dwelling and the area.