

WEST VIEW LODGE
HAYWARDS CLOSE
GLOSSOP
ref 22-341-statement



Site Address:

Vacant plot adjacent opposite No5 haywards close and adjacent to west view Haywards close Glossop.

Propoals:

The development Is for a single dwelling making the best economic use of a vacant plot in a popular residential area.

Energy and design considerations:

The dwelling will be built to Part L Building Regulations 2022 or higher performance applicable at the time of construction. Roof and cavity wall insulation and glazeing units will be of high performance. . The Dwelling or Building Emissions Rates (D/BER) have not yet been calculated however can be provided at a later stage.

Solar Photovoltaics:

Solar panels will be provided to comply with the requirements of Part LBuilding regulations applicable at the time of construction.

Heating:

Heat Pump: An Air Source Heat Pump with Heat Recovery Ventilation will be utilised to heat radiators, underfloor heating and hot water, and reduce the proposed dwelling carbon footprint.

Landscapeing:

Native planting will be incorporated in the landscaping scheme to increase bio-diversity on the site. Hardstanding will be permeable or drained to a SuDS system.

Surrounding Context:



CONTEXT:

The images capture the current streetscape on Haywards close and the surrounding properties. The houses are set back from the road and all vary in heights as you ascend up the Close.

SITE LOCATION:

The Proposals are located off a popular residential adopted road, and seek to utilise an existing driveway and double garage/ storage building foot print.

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PROJECT OVERVIEW:

Redfern architectural Services have carried out a review of the potential building plot adjacent to west view Haywards close and have produced a design in-line with the applicant's brief to accommodate 3 bedrooms and open-plan kitchen/living connected to the garden. This document is to accompany a full planning application. The site is located in a popular residential area convenient to local amenities and centres of employment. The proposals are for a single dwelling with accommodation on 2 floors which presents a single-story elevation to the street scene with two stories visible to the rear to maximise the potential of the sloping site and reduce the dwelling width to improve the openness of the site when viewed from the road. The proposals will also provide direct level access garden from the lower ground floor and intermediate family room level to maximise the benefit offered by the large private amenity areas which would be created.

the existing driveway would undergo improvements to make the driveway suDS Compliant by the introduction of a channel drain along the junction between the driveway and existing pavement this would discharge into a new soakaway located adjacent to the existing established retained landscaping. Preventing surface water from surcharging on to the pavement and reduce storm surge surface water of the existing drainage system. the proposals also seek incorporate the foot print of an existing double garage to minimise the visual impact on the existing street scene. The elevated location of the proposals means the property



