

DESIGN and ACCESS STATEMENT

Proposal Address. New Dwelling in grounds of Smithyfield Whaley Bridge SK23 7AE

Applicant. Mr R Holt

Agent. Mr Phil Lomas

Amount: A 3 bedroom detached bungalow to replace derelict timber workshop. New bungalow to be stone to main elevation with rendered block and cladding to others, all under a slate roof

Layout: Approx 108sq metres of floor area approximately following the footprint of the existing timber workshop

Scale : The proposed dwelling is approx 17 metres x 6.3 m on plan with a small utility room to the rear. The building will be approx 2.7 metres to the eaves and 4.9 metres to the ridge. The foot print is approx 108 sq metres which is approx 24% of the area of the newly formed plot.

Landscape: The plot will be generally garden areas. To the east, front elevation there will be a small amount of paving linking to the access driveway, which will be shared with Smithyfield.

Appearance: The front, east elevation faces Orchard Fields and the boundary of The Peak Park and will at the suggestion of the Council be constructed from stone, the rear (west) and north elevations not being viewable from the Peak Park will be rendered block and the south elevation will be predominately glass and cladding under a cantilevered roof, similar to the south elevation of the recent extension to Smithyfield. Although this elevation is visible from the Peak Park boundary the view is one dominated by the rear extension of 15 Orchard Road which is rendered block and the houses on Orchard Fields which are predominately Pebble Dashed.

Access: Access to the plot is directly off Orchard Road via an existing shared access.

Parking : A large area 18.5m x 5.7m (108 sq m) at the south west corner of the plot is dedicated to parking

Disabled: The needs of the disabled will be considered throughout.