

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 2 bedroom detached bungalow to replace derelict timber workshop. New bungalow to be stone to main elevations with rendered block 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 110 sq metres which is approx 20% of the area of the newly formed plot.

Landscape: The Bungalow will be to the north west corner of the plot with soft landscaping/garden to the east and south. To the east. A dedicated parking, bin collection point etc will be sited at the south west corner having direct access from the existing shared access

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 with stone surround, under a cantilevered roof, similar to the south elevation of the recent extension to Smithyfield.

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

Parking : An area in excess of 70 sq m at the south west corner of the plot is dedicated to parking for 3 vehicles and an area where wheelie Bins can be left for emptying

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