



1367 Yew Tree Cottage
Stubbins Lane, Chinley, SK23 6ED

DESIGN – ACCESS - STATEMENT – Version 3.0 – March 2026

***Demolition of existing concrete/asbestos garage to construct a new garage
High Peak Borough Council – Planning Application***



AIM AND RATIONALE

The aim of the scheme is to demolish the existing concrete / asbestos garage to construct a new garage in its place.

SITE

The property is a detached two-story house located in the quaint village of Chinley, High Peak, Derbyshire and is constructed in a traditional manner from Derbyshire **gritstone** and timber windows of various styles. The property has a driveway formed of crushed **gritstone** which allows access from the road in front of the property to a prefabricated concrete panel garage which sits to the western edge of the site.

As mentioned, the existing garage is constructed from prefabricated concrete panel sections which are finished with a pebble dash effect on the external face. The roof of the structure is formed from corrugated roof panels (likely to contain asbestos given the age of the structure), the structure also has timber eaves and black UPVC rainwater goods, both of which are in a state of disrepair.

Overall, given the context of the picturesque landscape and the characterful design of the house, the existing garage is quite out of place and is quite an eyesore. Equally, the building is too small for the client to use it as a garage due to her SUV not being able to fit in the space, with egress from the vehicle proving extremely difficult once parked. The poor-quality construction also prevents her from using it as a workshop space for her pedal bikes.

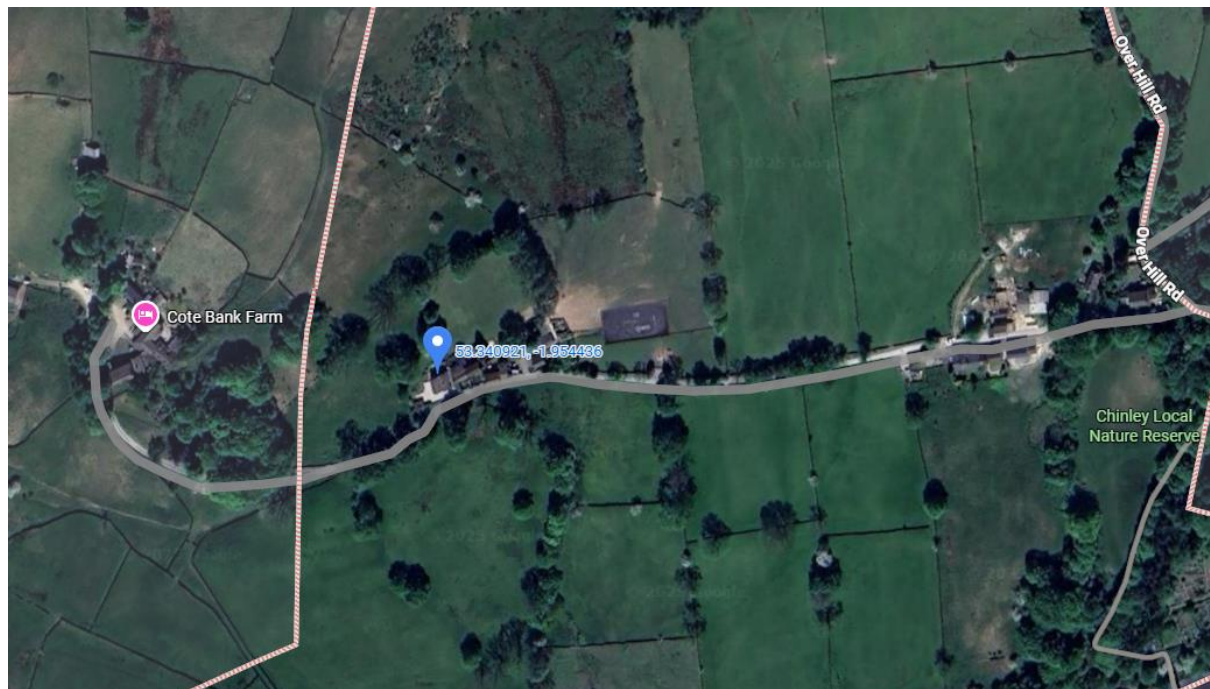


Image 1 – Satellite Map – Showing Proximity to Chinley Local Nature Reserve - Google Maps

DESIGN

The proposal is to demolish the existing prefabricated garage and construct a new garage using traditional stone masonry construction.

This new garage will have a stone exterior formed of **gritstone** which will match the stonework on the house and visually tie the two structures together as opposed to the existing pebble dash panels which stand in juxtaposition with each other.

The proposed garage roof will feature natural slate tiles with matching clay ridge tiles, reflecting the materials used on the existing house. High-quality black UPVC gutters and downpipes will also be installed to match the current rainwater goods.

The garage will include new UPVC windows: one three light unit on the southern elevation and one four light unit on the western elevation, along with two rooflights on the northern roof slope. These additions will provide increased natural light, enabling the client to use the space as a workshop for her pedal bikes.

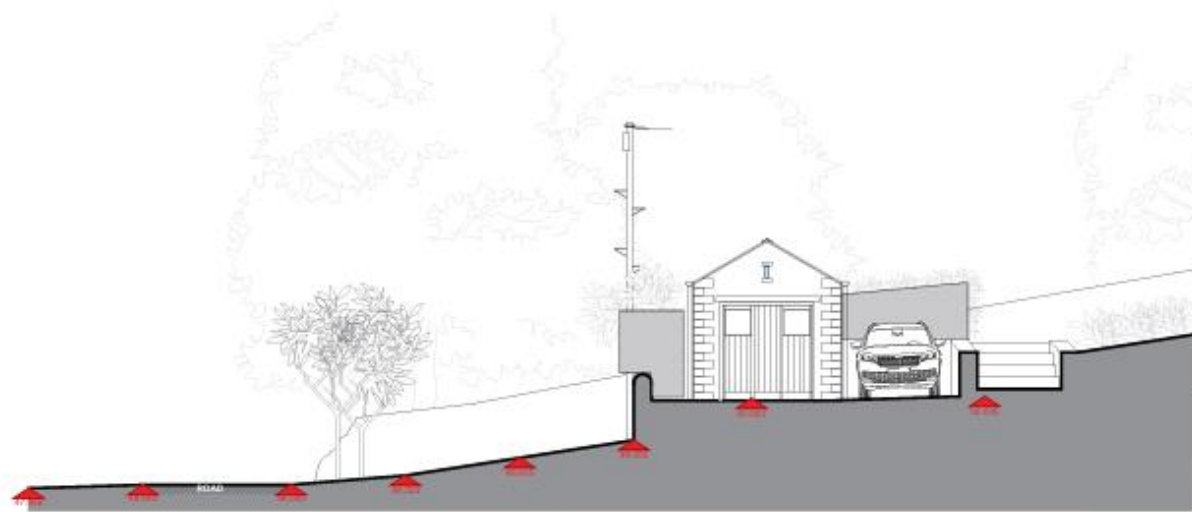


Image 2 – Proposed Principal Elevation showing New Garage

RELATION TO THE STREET SCENE

The street scene will be improved by the addition of the proposed garage in several ways; the removal of the existing decrepit structure alone will be a substantial improvement visually. Furthermore, given the revised location of the proposed structure, the additional space granted will allow for improved access to the existing planting along the boundary wall for maintenance and care, which again has a positive visual impact on the local street scene. The matching construction will tie it back to the house making the two buildings visually cohesive.

LAYOUT

The internal layout of the proposed garage will provide an open, flexible workspace suitable for both vehicle storage and use as a dedicated bicycle workshop. The two rooflights on the northern roof slope, together with the UPVC windows on the southern and western elevations, will ensure the interior benefits from ample natural light throughout the day. The space will be arranged to allow clear circulation around stored bikes and tools, with sufficient wall area for workbenches, storage racks and maintenance equipment. The overall layout is designed to offer a practical, well-lit and easily adaptable environment for the client's workshop needs.

SCALE

The scale of the Workshop Garage is slightly increased with the addition of a gable and pitched roof, however it does occupy the same general footprint of the current prefabricated building, in a much improved vernacular style.

LANDSCAPING

Landscaping would be unchanged and retained as existing.

ACCESS

The existing means of access to the site will be fully retained, with vehicles continuing to use the current driveway and entrance point without alteration. This ensures safe, convenient and familiar access for both vehicles and pedestrians, with no impact to the road in front of the property or neighbouring properties.

ENVIRONMENTAL MANAGEMENT

The floor, walls and roof of the proposed garage will be insulated to meet current energy-efficiency standards, ensuring a well-performing and environmentally responsible building. Wherever feasible, construction materials will be sourced locally to reduce transport impacts and support sustainable procurement. These measures collectively contribute to minimising the environmental footprint of the development while enhancing the long-term performance and resilience of the building. The water run-off from the roof is managed into water butts, which helps with water re-use and is a sustainable strategy which the clients are keen to include within the scheme.

CONCLUSION

The proposed garage scheme represents a sensitive and well-considered enhancement to the property. By replacing the existing prefabricated structure with a traditionally built stone garage that mirrors the materials, scale and character of the main house, the development will significantly improve the appearance and cohesion of the site. Importantly, the scheme facilitates the safe removal and specialist disposal of the existing asbestos sheet roofing, thereby eliminating a deleterious material and addressing a clear health and safety hazard.

The use of matching **gritstone** masonry, natural slate roofing, and high-quality UPVC rainwater goods ensures full architectural compatibility with the existing dwelling. The inclusion of appropriately positioned windows and rooflights will provide a bright, functional interior suitable for the client's workshop needs, while the retention of the existing access maintains safe and convenient entry to the site.

Overall, the proposal delivers a visually sympathetic, environmentally responsible and practical improvement that removes hazardous material from the site and enhances the character of the property and its surroundings.

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