

DESIGN & ACCESS STATEMENT**PROPOSED NEW DWELLING HOUSE****LAND ADJOINING 256 BUXTON ROAD, FURNESS VALE.**

The building has been designed to blend in with the existing stone properties on either side. These are entirely traditional in design, layout and construction; although the detached house on the left hand side was built possibly a little later than the terraces on the right hand side it still has a fairly high ridge height and is built with the usual high ceilings, stone jambs and mullions to bays etc. and the detailing of the proposed new dwelling is also traditional and follows the basic design of a contemporary property. The building has been set well back on the plot but not so far that the ridge height of the proposed new building is any higher than the properties on either side. Setting the property back allows for an additional car parking space to be provided in front of the building as well as the garage and also provides a manoeuvring area. The access will be from the existing gate entry into the plot. The property will be built in stone to match the existing properties on either side and also have a blue slate roof.

The invalid access will be provided at the rear of the property where there is a French door to the living room and there will be a ramp provided at the side of the garage and the path will continue at full width to give an invalid access through the French doors into the living area at the rear, the entrance of which will be fully in accordance with the Building Regulations with regard to invalid access. There will be an invalid access W.C. at ground floor and all internal doors will be full 900mm in width at ground floor to facilitate wheelchair access throughout.

The plot at present provides a secondary access to the fields at the rear which are in the ownership of the applicant but there are other access points into the land and the closing up of this access by building a house on the plot does not cause any access problems for farming and maintaining the land.

Applicant: Mr P Nickisson

Agent: Brindley & Taylor
363 London Road
Hazel Grove
Stockport
SK7 6AA

