

Design and Access Statement

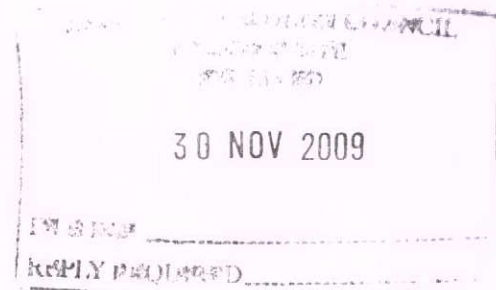
Conversion of existing building to residential And Porch Extension

At

**36 Union Road
New Mills
Derbyshire
SK22 3ES**

For

Miss N Robinson



Compiled: Homestead Properties
Corballis
Homestead Road
Disley
Cheshire SK12 2JN

The following: - Design and access statement submitted in support of a planning application submitted to High Peak Borough Council

Type of Application:-

Retrospective full planning

Location:

36 Union Road, New Mills, Derbyshire, SK22 3ES

Description of Proposed Development:-

Conversion of existing building to residential use and construct single storey porch extension

Date statement Prepared

29th November 2009.

Date of Any Amendments:

Not applicable

Applicant:

Miss N Robinson

Agent:

A Kibble for

Homestead Properties (Developments) Limited
Corballis, Homestead Road, Disley, Cheshire SK12 2JN

Context of the site:

The building is situated in a tarmaced area to the rear of 32 Union Road. The area is a mixture of commercial and residential properties. More recently 14 apartments have been constructed adjacent to the proposed development. The buildings location has a large amount of natural screening and is already in keeping with its' surroundings.

Design Principles and Concepts:

The proposal involves the construction of a porch extension to the front of the property and conversion of the existing building layout to residential. The materials chosen for this structure have been selected to match the finishes colour and texture etc of the existing building and are the same as the recently completed apartments building adjacent and surrounding.

Key Access issues:

The proposal addresses the issues regarding:

- Respecting the location
- Good standard of design
- Workability from the occupier's point of view with respect to neighbours amenity.
- Safe access and egress from the property (utilising existing entry and exit to roadway)

DESIGN**Amount / Size**

Total amount of new floor area to be gained by implementing the extension part of the proposal will be approximately 3.15smq internally. The existing building layout over 3 floors is a total of 37 sqm internally and will be adapted to provide a lounge on the ground floor, kitchen and bathroom on the first floor and bedroom on the second floor.

Use

The new area formed at the ground floor will allow additional residential floor space to compliment the conversion

Layout:

With the location of the property being at the rear of the buildings on Union Road and the nature of the natural screening, the building is almost unseen from the public footpath and highway (some 25m away at the closest) and the nearest properties to look at the front of the building do so from over the Torrs through dense tree screening and are some 86m plus away.

As such the nearest residential properties are the new apartments adjacent to the building and these have planning conditions of obscure glass in their windows albeit our proposals have been styled such that there is only one window at ground floor level on the side to the lounge. The next nearest building is some 7m away being an office and first floor apartment and separated by existing car parking spaces with no overlooking concerns. Continued...

Layout continued..

Therefore as such there will be little or no impact on neighbouring properties in regards to privacy. The extension has been designed sympathetically with due regards to the design of the existing building and is totally in keeping with its surroundings.

Scale:

The proposed extension is in proportion to the existing building and we do not consider the proposal to be over development compared to buildings within the street grouping. The overall size of the extension is appropriate to the area of the site specific in terms of site coverage.

Landscaping

It is not proposed to landscape the site as the existing building stands on its boundaries and given its position benefits from significant natural screening.

Appearance:

The choice of materials to match the existing and the overall design of the extension will match the scale and character of the existing building and sit comfortably within its surroundings.

Access:

The scheme proposed does not alter the existing pedestrian or vehicular access to the property.