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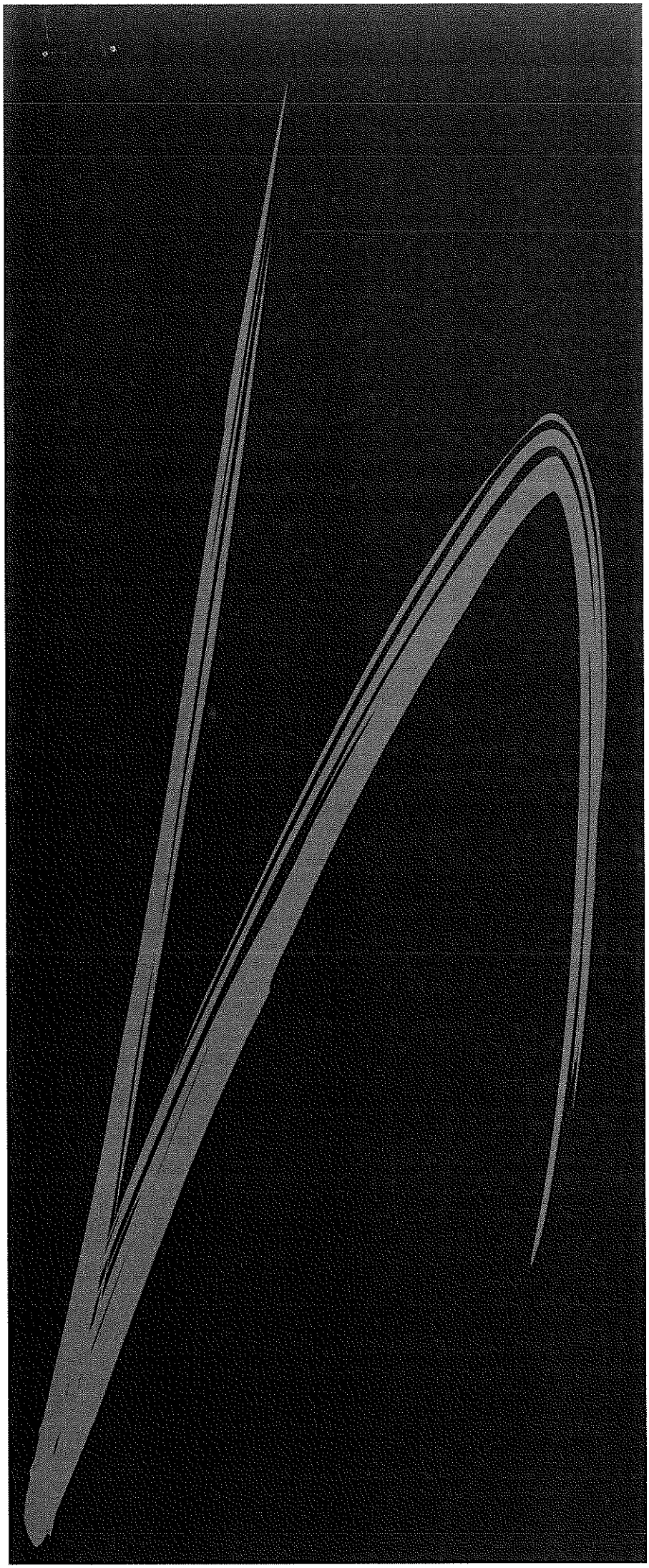

HULME UPRIGHT MANNING
ARCHITECTS • TOWN PLANNERS • INTERIOR DESIGNERS

DESIGN AND ACCESS STATEMENT

Proposed Alterations & Extensions at 2 Fold Court Cheadle Road Cheddleton Leek, Staffs. ST13 7LF

Client: Mr & Mrs D Carr

Ref: 15545

Date: April 2008

Hulme Upright Manning
Highpoint, Festival Park, Stoke-on-Trent,
Staffordshire, ST1 5SH
T 01782 208600 F 01782 206080
www.hulmeupright.co.uk

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 The application is to provide additional accommodation within the roof space by the relocation of the roof to match the height of the existing parapet gable walls.

1.4 It is also proposed to provide new dormer windows and a roof light within the new rear roof slope.

2.0 Uses

2.1 The present use of the building is residential with a detached garage.

2.2 The proposal seeks to extend the main living area into the roof space of the aforementioned dwelling and this space would become an additional bedroom with en-suite and study accessible off the main dwelling first floor landing by the construction of a new staircase to provide access to the second floor accommodation.

3.0 Amount

3.1 The proposed floor area would increase by approximately 14 sq m.

3.2 The alterations would increase the size of bedrooms and bathroom and further more provide a study. These changes will then provide better sized family accommodation to suit the applicant's personal requirements.

3.3 The roof will be constructed 450 mm above the existing roof at a height matching the existing stone parapet copings and the front and rear eaves level will be raised using facing brickwork to match the existing.



4.0 Layout

4.1 The internal layout has been dictated by the present building form and the location of the existing staircase and layout of the first floor accommodation. It was considered necessary to raise the roof so that a door opening can be installed alongside and circulation around the side of the chimney stack can achieved.

4.2 Two dormer windows are proposed to be constructed on the rear of the dwelling with vertical plain tiled or lead covering to cheeks and gable above the window.



5.0 Landscaping

5.1 The site is suitably landscaped at present and the existing paving and planting will all remain unaffected by the proposal.

6.0 Appearance

6.1 The building comprises a two storey building with natural stone gable wall with quoins to the corners of the front and rear elevations which are in filled between the quoins with facing brickwork.

The existing materials of the elevations will be matched for the proposed alterations and the natural plain clay tile roof finish will be retained by setting aside the tiles for re-use when the roof structure has been raised.

7.0 Access

7.1 For the purposes of this statement compliance with the current edition of

the Building Regulation Part M is assumed to be covered within the detailed design and proposals as this is mandatory it is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance for the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

7.2 There is an existing vehicular and pedestrian access serving the parking facility within the curtilage of the site that enables the parking of up to three cars and access to the dwelling will remain unaltered.