

Design & Access Statement

Land at High Bank, Thurlstone

Purpose of proposal

A site at High Bank is currently unused, fly-tipped and fouled by dogs. There is evidence of previous buildings, since demolished. It is in the conservation area. The proposal is to develop the site with a small (2 bed) cottage with off road parking and outdoor amenity space.

Access

Access will be taken directly off High Bank. The road services a number of cottages and houses all built close to the road edge. High Bank does not attract extraneous traffic and traffic speeds are ultra low. There are no public facilities serviced by the road. The proposed cottage has off road parking. The design of the building includes a set back to allow good sight lines in both directions. In terms of additional traffic the proposal is insignificant.

Design

The proposed cottage reflects the character of the road. Most of the properties are built up to the carriageway with only narrow paved edges. The cottage has much more garden amenity area than the typical property on the road (some have no amenity space at all). The building has a slight change of level across the frontage following the elevation of the road. All the major windows are of the front elevation and have a visual reference to the weavers cottage aesthetic in the village.

Materials

The building will be in natural stone with stone details. All external pipework will be in cast iron. All woodwork will be stained and artificial stone slates will be used for the roof areas.

Conclusion

The site is currently derelict and in an appalling visual condition in the heart of the conservation area. The new proposal will be consistent with the aims of the conservation area status and vastly improve the quality of the environment in this part of Thurlstone.

9376
1'00

9973
3'74

9462
4'58

1177
1'14

(4774
1'12

5573
2'24

6172
1'58

5168
2'69

6365
1'36

5459
3'00

0658
1'11

2059
2'50

1955
1'05

2053
1'74

0653
1'59

1650
1'09

1447
1'11

0149
1'71

5735

LOCATION

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