Design & Access Statement For Replacement Rear Extension at The Old Manse, Clifton Road, Buxton

HPK/2011/0158

Introduction

This application is being submitted on behalf of my clients Mr & Mrs Howell, who live at and run The Old Manse Guest House. Currently they live in part of the property to the rear and in converted basement rooms, which is too small for their requirements.

The proposal is to replace an existing single storey extension with a larger one, which would create self contained accommodation as they currently use bathroom facilities in another part of the building. In addition they have two bedrooms in the basement area, with no additional rooms being available for visiting family members.

The property lies within the Buxton Hardwick Conservation Area in a mixture of residential and commercial properties.

Design

The new extension is to have a flat roof, which will avoid any conflict with existing window openings and due to the area involved the client wishes to use a glass fibre system on the roof, which would be finished in a dark grey colour. This will avoid the weight and cost issues associated with lead. Given that the extension is to the rear towards the railway line it is felt that this compromise is acceptable.

The walling materials will however be natural coursed Birchover gritstone and the windows and doors will be painted timber – rainwater goods will be painted metal.

Sun pipes have been introduced onto the flat roof area to provide additional daylight to the inner part of the extension and the former living room, now to become the dining room. These are low profile and it is felt that these are appropriate – a lantern light was considered but cost was a prohibiting factor.

The garden and patio areas are to be adjusted and are to remain for the quiet enjoyment of the applicants.

Access

Access to the extension will be via the new and existing entrances.

Robert L McGuinness MRICS – Chartered Surveyor
Principal – RLM Associates

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