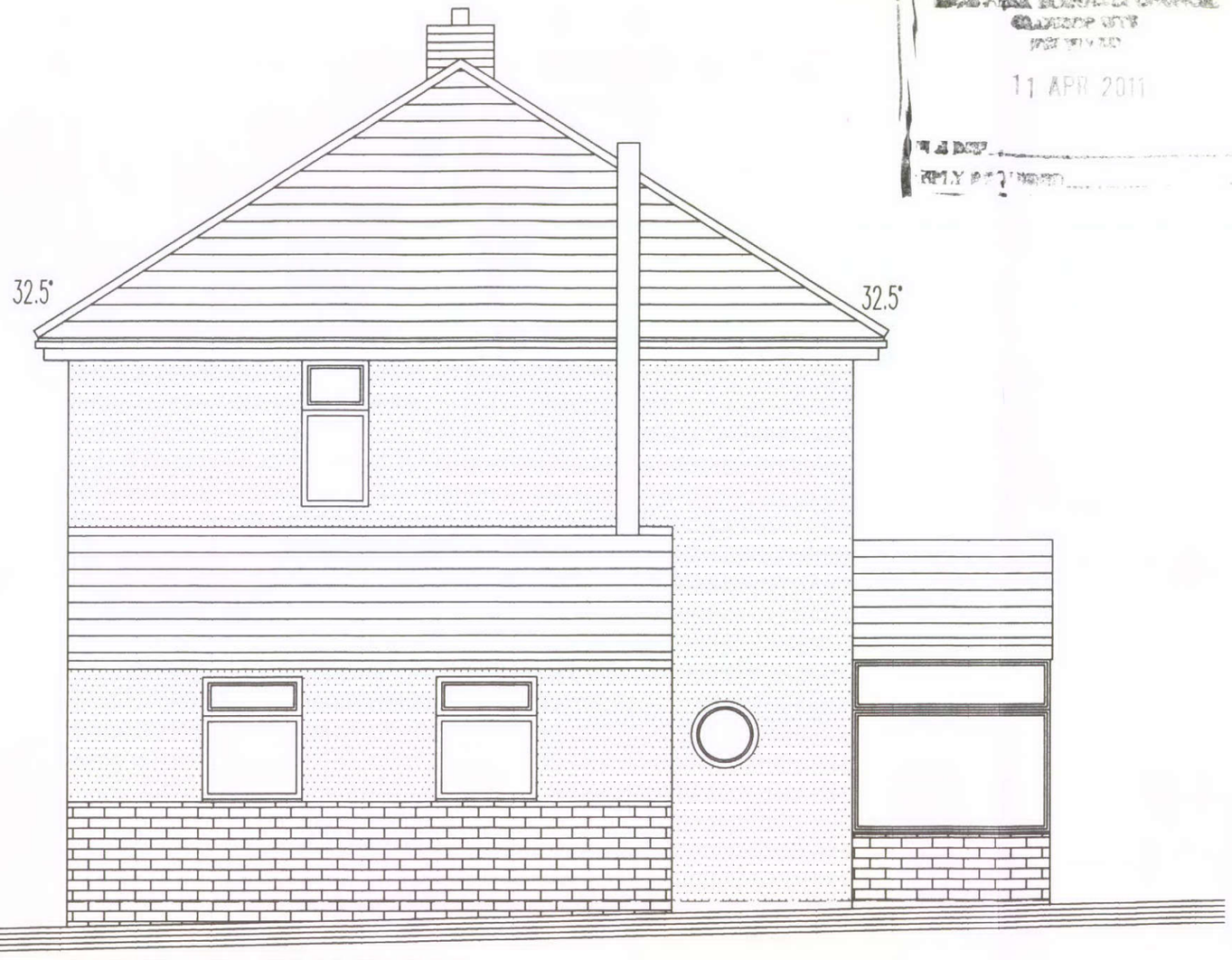
HPK/2011/0183



SIDE ELEVATION

11 APR 2011

DESIGN AND ACCESS STATEMENT:

BALHOLME IS A SEMI DETACHED PROPERTY WITHIN THE GROUP OF HOUSES KNOWN AS SUNNYFIELDS THATS SITS JUST EAST OF HARPUR HILL ON THE OUTSKIRTS OF BUXTON.

ALL THE PROPERTIES ON THIS ROAD ARE SEMI DETACHED AND SIT SET BACK FROM THE MAIN ROAD TO THE FRONT WITH GOOD PARKING PROVISION TO THE FRONTAGE. THERE ARE NO OVERLOOKING PROPERTIES TO THE FRONT (A CARAVAN SITE SITS TO THE FRONT FIELD) AND LARGE OPEN FARMING FIELDS SIT TO THE REAR. THIS PARTICULAR PROPERTY ALSO HAS A SIGNIFICANT AMOUNT OF SPACE TO THE SIDE WITH A LARGE GARAGE TO THE SIDE OF THE EXISTING SINGLE STOREY EXTENSION.

THE PROPERTIES THEMSELVES ARE OF TRADTIONAL BUILD WITH MAINLY DASHED RENDER ELEVATION WITH BRICK BAND COURSING UPTO GROUND FLOOR WINDOW HEIGHT. WINDOWS TO THE MOST OF THE PROPERTIES HAVE BEEN REPLACED WITH UPVC OVER THE YEARS AND ROOF COVERINGS ARE PLAIN TILES WITH THIS PARTICULAR PROPERTY HAVING A NEIGHBOURING DWELLING WITH RED/BROWN ROOF COVERINGS (HAVING RECENTLY BEEN REPLACED).

AS ALMOST ALL THE DWELLINGS ON THIS STREET HAVE A GOOD AMOUNT OF SPACE TO THE SIDE AND LARGE GARDENS TO THE REAR. A SIGNIFICANT NUMBER HAVE HAD EITHER SIDE EXTENSIONS OVER 2 FLOORS OR REAR EXTENSIONS (OR BOTH). THIS PROPERTY HAD A SINGLE STOREY EXTENSION BUILT SEVERAL YEARS AGO AND THE PROPOSALS NOW RELATE TO AN ADDITIONAL EXTENSION OVER TO FORM A TWO STOREY EXTENSION AS PER THE RECENTLY APPROVED NEIGHBOURING PROPERTY. MOST OF THE PROPERTIES IN THIS ROW HAVE EXTENSIONS THAT SIT IN LINE WITH THE EXISTING, AND THAT IS THE INTENTION HERE.

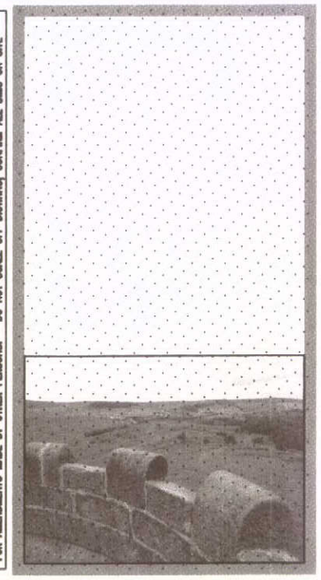
SIGNIFICANT PRECEDENT HAS BEEN SET FOR THIS TYPE OF EXTENSION THROUGHOUT THIS AREA AND THIS PARTICULAR PLOT CAN EASILY TAKE THE ADDITION OF A FIRST FLOOR EXTENSION OVER THE EXISTING BUILDING TO BALANCE OUT THE BUILT ELEVATIONS.

DWG: 2 STOREY EXTENSION BALHOLME, SUNNYFIELDS HARPUR HILL, BUXTON

REVISIONS:

SCALE:1:50 | CHECKED:
DATE: 30/03/11 | DRAWN:AJS

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EXISTING - 05

PART L COMPLIANT