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Design and Access Statement

Residential Development
St John Hall,
Harris Road,
Harpur Hill

Prepared for

St John Ambulance

02 February 2011

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1 Introduction

The scheme involves demolishing an existing St John Ambulance building and building two semi-detached houses in its place.

2 Design

2.1 Use:

The proposed use is two dwellinghouses.

2.2 Amount:

Two semi-detached, three bedroom houses with gardens.

2.3 Layout:

The new houses will be constructed in a stepped design so that the northernmost house will align approximately with where the existing building lies and the other house is stepped back towards the line of the adjacent houses. The step back also reflects the lineage of the road itself.

2.4 Scale:

The existing building footprint is approximately 120 square metres in area; the new houses total footprint is under 110 square metres. The existing building is over one storey only whereas the new houses are over two storeys.

2.5 Landscaping:

There is existing macadam hardstanding to the front of the St John building, slightly raised from the road level and bounded to the front by a stone wall and metal railings. As part of the scheme, new macadam would be laid, interspersed with grassed areas, and the area bound by a timber fence to the front and divided by further fencing between the two plots.

2.6 Appearance:

The existing building is brick built over one storey with a flat roof and has four large uPVC windows with weatherboarding over to the front elevation. The building is not in keeping with the general character of the road.

The proposed development is aimed to be broadly in keeping with the neighbouring houses; that is brick built walls and tiled roof (bricks and tiles to be sourced to best match nearby houses), uPVC windows and doors and macadam and landscaped areas to the front.

3 Access

3.1 Vehicular and Transport Links:

The existing vehicular and pedestrian access points do not materially change under the scheme. The existing access dropkerb and macadam area will be used for access and parking for the new houses.

The site is in Harpur Hill, approximately 2 miles from Buxton. The nearest bus stops are approximately 200 metres away. There is a mainline railway station in Buxton.

3.2 Inclusive Access:

The new houses can be accessed directly from street level without the need to negotiate steps. The houses themselves are constructed over two levels internally. It may be possible for the houses to be adapted for use by those with mobility difficulties at design stage as well as retrospectively. The new properties will comply with Part M of the Building Regulations.

Appendix 1 - Photograph



Photograph-1.JPG



Photograph-2.JPG



Photograph-3.JPG



Photograph-4.JPG