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DESIGN AND ACCESS STATEMENT

15 June 2011

With regards to 2 Hardwick Square South, Buxton.

Design

Front Extension

The porch / wc extension will replace an existing large white upvc framed conservatory, Which is to be demolished and removed from site. The proposed extension will much improve the appearance of the existing house and the character of the area.

Side Extension

The garage extension is on the site of a previously approved garage extension (approved 24.3.09), which has not yet commenced. Your ref HPK/2009/2009. The now proposed garage will be far moor in keeping with the existing building than the previously approved extension, which had a steep pitch gabled roof and modern detail barge boards. The proposed extension will have the same pitch roof as the existing house and a hip roof, again as the existing house. The traditional appearance and the original character of the existing house is far better safe guarded by the now proposed garage, as apposed to the approved garage HPK/2009/2009.

The extensions will be constructed in natural coursed gritstone to walls and natural blue slate to the roof. All to match existing.

Window frames and the external door to the hall will be white upvc, as the existing windows and doors on this house. Roof lights will be conservation type.

All materials will be to Planning Authority Approval and samples will be provided before commencement of work, if required by the Planning Officer.

The proposed development will maintain the character of the conservation area.

The development will have no impact on neighbours.

Access

The vehicle access to the Property is via the existing access / drive from Hardwick Square West, pedestrian access is via access pathway from Hardwick Square South. No changes are proposed.

The access in to the house is not affected by the development.

John F Lomas