

Extension to 11 Kirkstone Road, Buxton, Derbyshire, SK17 9LB



DESIGN & ACCESS STATEMENT
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AGArchitecture

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1. Introduction:

This Design and Access Statement (DAS) accompanies an application for a two-storey extension to build a 34 sq/m two-storey extension to an existing 84 sq/m house at 11 Kirkstone Road, Buxton, Derbyshire, SK17 9LB. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

Whilst it is not a statutory requirement for the application to be accompanied by a DAS, given that it is a 'Householder Extension' outside a 'Designated Area', this has been produced to help demonstrate the design rationale and process.

2. Brief:

The proposal is for a two-storey extension to an existing dwelling to create new kitchen at ground floor level and an additional double bedroom at first floor level.

3. Site Analysis

3.1 Context and Location: The existing dwelling is situated on a small plot of land within housing estate to the south eastern area of Buxton and is of a 1950s construction typology. The proposed extension is to be situated between the existing dwelling and the south east site boundary adjoining No. 13. This area between the two properties is currently occupied by a single storey timber porch with external access provided between this and the boundary to the rear garden. Please refer to Appendix A 'Site Photographs' and Appendix B 'Local Area Photographs' for more images and information.



Aerial site location photograph showing the wider Harpur Hill area, Buxton



Aerial view of the site showing the site boundary



Photograph of the existing dwelling (centre) from Kirkstone Road

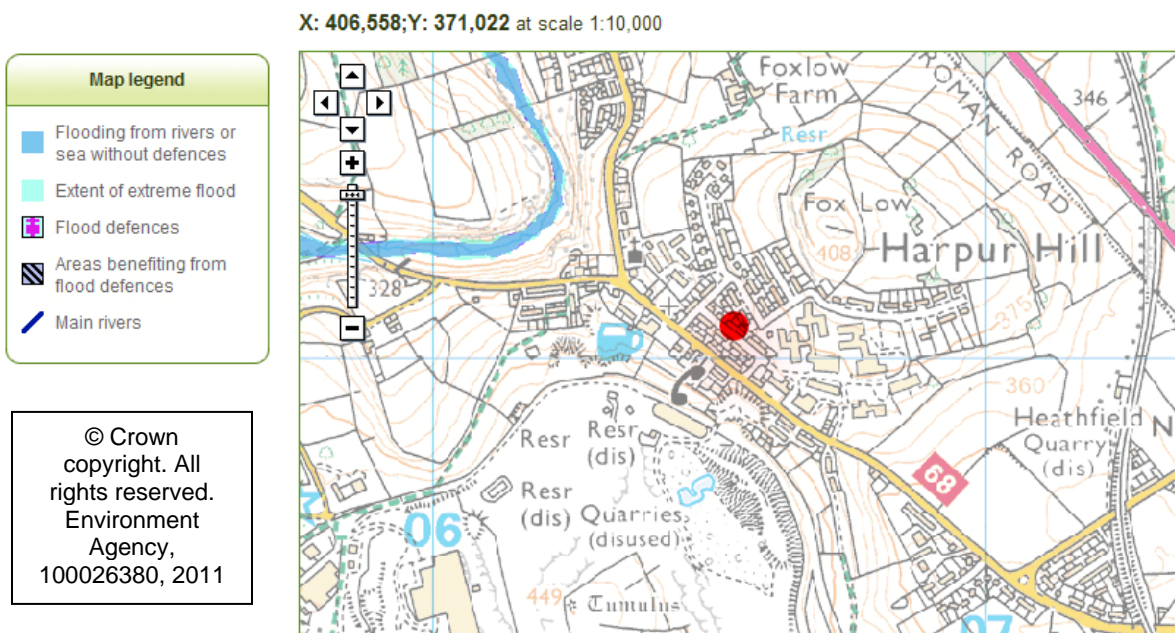
3.2 Existing: The existing house is a 1950's style semi-detached property constructed of brick rendered with pebble-dash to all elevations with the exception of continuous brick plinth of approximately 300mm in height below the finished floor level. The hipped roof is finished with slate and windows are all white framed UPVC. The timber porch, to be replaced by the extension, is painted dark green and has a felt roof flashed into the side of the main dwelling.

The front of the dwelling provides parking space for one vehicle with a small garden to the side. The garden to the rear of the property extends to the rear of the site with a small garden shed situated in the bottom corner.

3.3 The Site: Please refer to drawing P01-E001, E002, E003 and E004 for the site location plan, site plan, roof plan and floor plans of the existing dwelling, and drawings P01-E101 and E102, for contextual site elevations and sections, respectively.

3.4 Topography: Much of the surrounding housing estates are situated on moderate to severely sloping land. The site is situated approximately half way along Kirkstone Road sloping upwards relatively gently from the eastern to western side of the road. The existing dwelling sits atop a raised area of land sloping gradually from the bottom of the drive continuously to the rear boundary.

3.5 Flood Risk: The map below demonstrates that the site, which is indicated within the red shaded circle, is not in an area at risk of flooding. Measures will be taken to deal with any surface water run-off of the proposed extension with a system that will link up to the existing guttering system.



Trees and planting: There are no large trees within site or within the immediate vicinity of the area for the proposed extension that would be affected by the proposal.

Roads and Access: The site is accessed from Kirkstone Road. The house has a private driveway for parking and this is also the pedestrian route to the house which is to be retained.

4. Design Principles and Concepts

Guidance from Appendix 2 'Guidelines for The Design and Layout of Residential Development' of the High Peak Local Plan has been taken into consideration, as far as possible, when designing the proposed extension. The principles set out, under 'Domestic Extensions and Development', have been observed in that it is subordinate to the main dwelling, it is designed in a 'well designed' manner and employs a palette of materials sympathetic to the character of the existing house and the local area (please refer to Appendix B).

4.1 Amount:

4.1.1 Existing: The area of the existing dwelling measures 45 sq/m at ground floor level (including the timber porch) with a further 39 sq/m at first floor level giving a total area of 84 sq/m (Gross External Area). The total site area, within which the existing dwelling resides, measures 195 sq/m. The detached timber shed to the rear of the site measures 3 sq/m.

4.1.2 Proposed: The proposed site plan, plans, sections and elevations can be seen on drawings P01-P001, P002, P003, P101 & P102 respectively. The proposed extension replaces the existing timber porch measuring 5.8 sq/m. The area of the proposed extension measures 20 sq/m at ground floor level with a further 14 sq/m at first floor level giving a total of 34 sq/m. Figured external dimensions of the proposed extension, and how this relates to the existing dwelling, are given on the drawing P01-P003.

4.2 Layout:

The proposed extension is joined directly onto the side of the existing property and at ground floor level this provides new kitchen accommodation with a breakfast bar area. This would allow the existing kitchen to be replaced with a dedicated dining area with open plan access, via a new breakthrough, into the proposed extension/kitchen. Circulation throughout the existing dwelling remains largely the same with access provided into the new extension through a new door to the right of the principal entrance - at the foot of the stairs. A new door is also to be provided to the rear of the existing dwelling allowing occupants to access the rear of the property.

At first floor level the new extension provides a double bedroom which is accessed from the top of the existing stairs. In order to allow adequate access into the new bedroom, via the new doorway shown, the landing will have to be increased in depth by approximately 350mm by reducing the size of the bathroom.

4.3 Scale: The proposal is a two storey extension to the house. The extension has been set back by approximately 2.2m at first floor level allowing the ridge height of the main roof to be lower than that of the existing dwelling. This has been done so that the extension is subordinate to the existing house and so it does not visually detract from this and appear to imposing on neighbouring houses.

Following initial feedback/discussions with the LPA it would have been preferable to maintain a gap between No. 11 & 13. However, there is a limited amount of space available between these of just 2.7m giving an internal width of approximately 2.37m. Therefore the extension needs to occupy the full width of this space otherwise the internal layout would be untenable; it would not fulfil the spatial requirements of the brief. A small gap was considered but this would not be accessible for maintenance purposes and would be both impractical and unsightly.

Since the roof of the proposed extension shall oversail the neighbouring property (No 13) by a small amount a meeting was held with the owners owners, Mr & Mrs McGuire, to discuss the proposed extension. Consent was given and notice, as required under Article 6 of the Town & Country Planning (General Development Procedure) Order 1995, was then served on them on 15th August 2011 – please refer to Appendix C.

4.4 Landscape: As previously mentioned there are no large trees within the immediate vicinity of the proposed extension. Parking is to be provided on the front garden requiring the removal of some low-level bushes and grass. It is the owners' intention to replant the hedges along the boundary wall to No. 9 Kirkstone Road.

4.5 Appearance & materials:

The external walls of the proposed extension are to be of masonry cavity wall construction clad with stone-effect concrete blocks at ground floor level and pebble-dash render, to match the existing, above first floor level. The new upper roof is to be finished in slate to match the existing and the lower roof shall be finished in slate, or similar material, to match the existing. Window opening sizes into the new extension have been sized to be in harmony with the width of the proposed extension. All new windows are to be finished in white UPVC with double glazed units to match the existing.

These materials have been selected so that the new property would be sympathetic to the existing dwelling and surrounding buildings – as demonstrated from the attached photographs in Appendix B.

5. Access

5.1 Access to the transport network: Access to the proposed site will be as it is now, and will not be altered.

5.2 Access to the existing building will remain unchanged, however, where access takes place through the proposed extension level thresholds shall be provided throughout. New doorway widths formed have been sized to accommodate wheelchair circulation.

5.2 Car, cycling/walking provisions: As existing. An additional off-street parking space is to be provided on the front of the property due to the creation of a third bedroom within the extension.

APPENDIX A – SITE PHOTOGRAPHS

Extension to 11 Kirkstone Road, Buxton
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ES01. FRONT OF EXISTING DWELLING



ES02. REAR OF EXISTING DWELLING



ES03. FRONT GARDEN



ES04. REAR GARDEN



ES05. TIMBER PORCH - TO BE REPLACED



ES06. REAR ACCESS BETWEEN PORCH AND NO. 13



ES07. SE SITE BOUNDARY - ALONG WALL & GARAGE TO NO. 13



ES08. REAR OF PROPERTY

APPENDIX B – LOCAL AREA PHOTOGRAPHS

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EA01. SE VIEW ALONG KIRKSTONE RD (FROM ADJACENT NO. 11.)



EA02. NW VIEW OF K'STONE RD WITH SITE ACCESS (RHS)



EA03. VIEW OF NO. 17 - FEATURING STONE-EFFECT EXTENSION



EA04. VIEW OF NO. 20 - FEATURING BRICK & TIMBER EXTENSION



EA05. VIEW OF NO. 29 - FEATURING SIMILAR 2ST EXTENSION



EA06. VIEW OF NO'S 28 & 26 WITH STONE EFFECT EXTENSIONS



ES07. VIEW OF NO'S 4&2 FEATURING BRICK EXTENSIONS

APPENDIX C – CERTIFICATE B NOTICE SERVED ON NO. 13

Town and Country Planning (General Development Procedure) Order 1995 NOTICE UNDER ARTICLE 6 APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	
Property number or name	11
Street	Kirkstone Road
Locality	Harpur Hill
Town	Buxton
County	Derbyshire
Postal town	
Postcode	SK17 9LB

Take notice that application is being made by:

Organisation name			
Applicant name	Title	Forename	Surname
	Mr	Mark	Goodwin

For planning permission to:

Description of proposed development

Two Storey domestic extension to the side of the existing dwelling at Number 11 Kirkstone Road

Local Planning Authority to whom the application is being submitted: High Peak Borough Council

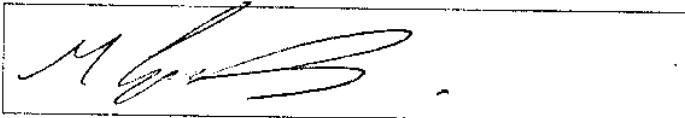
Local Planning Authority address: Municipal Buildings
Glossop
Derbyshire
SK13 8AF

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	Forename	Surname
	Mr	Mark	Goodwin

Signature



Date (dd-mm-yyyy) 15-08-2011

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form