HPK/2011/0427

HPK/2011/0472

Design and Access Statement for Change of Use Application at Thorn Heyes, London Road, Buxton - RLM588/DAS.

26 SEP 2011

Introduction

This application is being submitted on behalf of my client Mr Hadfield who owns the subject property and relates to the conversion of an existing triple garage (currently used for storage) into a small two bedroom detached residence. The garage occupies part of a larger plot known as Thorn Heyes, which was formally a guest house.

Design

The works involve no extensions to the existing garage block and very little in the way of external alterations. Some door openings to the rear will be fully or partially glazed, whilst the garage door openings (which have never had doors fitted) will be infilled with glazed panels, set back behind the main framing to create strong shadow lines. In all other respects the building will remain unaltered..

Parking will be provided at the front of the property and a parking layout has been included with the application details to show that there is ample parking for this proposal and the existing apartments contained in 'Thorn Heyes'.

To the rear will be a private garden area, which will be formed as part of the proposals. The subject property has no principal windows to the rear that would cause privacy issues with 1, Thorn Heyes Cottage.

Access

Access arrangements will be to the rear as shown on the proposals and an approach ramp can be installed if required by Building Regulations. The open plan nature of the ground floor and the siting of the bathroom will allow less abled persons to visit.

Any re wiring will be undertaken in accordance with Approved Document P under the Building Regulations.

Robert L McGuinness - Chartered Surveyor
26th September 2011
Principal - RLM Associates