DESIGN AND ACCESS STATEMENT

FERN LODGE SITS BY THE SIDE OF FERN LANE LEADING DOWN TO FERN HOUSE AND BUXTON RIDING SCHOOL (WITH FERN COTTAGES) - THE ROAD LEADING OFF LONDON ROAD AND SITTING BY THE SIDE OF TEMPLE FIELDS.

THE LODGE ITSELF WOULD APPEAR TO HAVE HAD USE AS A GATE LODGE FOR THE LAND AROUND FERN HOUSE, MUCH OF WHICH IS NOW IN THE OWNERSHIP OF BUXTON RIDING SCHOOL. ALTHOUGH OLDER, THE FIRST RECORD OF PURCHASE OF THE PROPERTY FROM THE DEVONSHIRE ESTATE IS IN 1925, SINCE WHEN IT HAS CHANGED HANDS SEVERAL TIMES. DURING THIS PERIOD, THE PLOT OF LAND OPPOSITE THE HOUSE, ADJACENT TO THE LANE, CAME INTO THE OWNERSHIP OF FERN LODGE - RECORDS SEEM TO SHOW THIS HAPPENED IN 1967. SINCE THAT DATE, THE LAND HAS BEEN USED AS PART OF THE DEVELOPMENT BOUNDARY AS AN EXTENSION OF THE GARDEN SPACE OR CAR PARKING. MORE RECENTLY THE CURRENT OWNERS USE THE LAND AS THEIR MAIN PARKING AREA AS THEY OWN A CAMPER VAN AND THUS TAKES UP THE PARKING SPACE TO THE FRONT OF THE DWELLING.

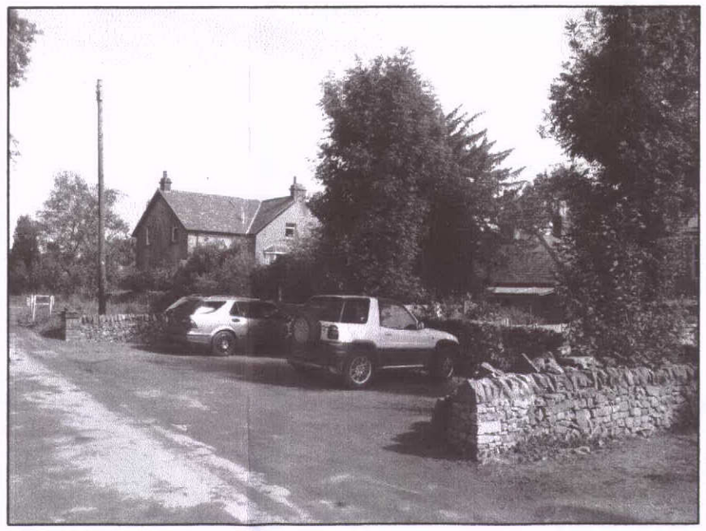
IT IS THIS LACK AVAILABLE PARKING THAT HAS MEANT THAT THE OWNERS WISH TO CONSTRUCT A DETACHED GARAGE TO THIS AREA TO HOUSE ONE OF THEIR CARS AND ALSO THE CAMPER VAN, SO THAT THEY CAN FREE UP SPACE IN FRONT OF THEIR DRIVE AND THUS REMOVE THE CAMPER VAN FROM THEIR MAIN VIEW FROM WITHIN THE DWELLING.

THE STRUCTURE IS TO BE OF AN OAK TIMBER FRAME DESIGN WITH TIMBER SHIP LAP DETAILING TO THE WALL WITH AN EXPOSED OAK FRAME SUPPORTING A 35deg PITCH ROOF WITH NATURAL SLATE ROOF COVERINGS. AS THE CAMPER IS OF CONSIDERABLE HEIGHT COMPARED WITH A CAR, THE CARRIAGE HOUSE AREA THAT WILL HOUSE THIS VEHICLE IS RAISED ABOVE THIS PITCHED ROOFLINE SO AS TO SIT ALMOST LIKE A FLAT ROOF DORMER AREA WITHIN THE ROOFLINE. THE INTENTION OF THIS WAS TO LOWER THE GUTTERLINE TO THE MAIN PART OF THE BUILDING, AND ALL OF THE REAR ELEVATION TO THAT OF A MORE TRADITONAL GARAGE HEIGHT, SO AS TO REDUCE THE VISUAL MASS TO THE NEW DWELLINGS TO THE REAR. ALTHOUGH THESE ARE UNFINISHED AND NOT OCCUPIED AT THIS STAGE, CONSIDERATION HAS ALSO BEEN GIVEN FOR THE SITING OF THE GARAGE WITH REGARD TO THESE HOUSES, BY BEING SITED AS MUCH OUT OF THEIR SIGHTLINE AS POSSIBLE. THE RELATIONSHIP OF THE GARAGE TO THE HOUSES IS ALSO NORTH WEST AND THUS UNLIKELY TO HAVE ANY IMPACT ON OVERSHADOWING OF THE GARDEN TO THE REAR.

THE GARAGE WILL PROVIDE MUCH NEEDED SPACE FOR THE OWNERS TO KEEP THEIR VEHICLES (ONE OF WHICH IS UNLIKELY TO GET MUCH WINTER USE AND THUS IDEALLY NEEDS COVER). THE STRUCTURE IS ALSO IN KEEPING WITH THE AREA THROUGH THE USE OF NATURAL MATERIALS THAT RESPECT THE SURROUNDINGS.

THE LOCAL AUTHORITY HAVE ACCEPTED THAT THIS LAND IS PART OF THE DEVELOPMENT BOUNDARY OF FERN LODGE AND DOCUMENTATION IS ATTACHED TO ILLUSTRATE ITS USE AS PART THE THE PROPERTY SINCE 1967.





HPK/2011/0532

BUXTON BOROUGH COUNCIL
DEVELOPMENT SITE
RECEIVED
26 SEP 2011
APPROVED

DWG: DESIGN STATEMENT
FERN LODGE
FERN LANE, BUXTON

REVISIONS:

1:50	CHECKED:
DATE: SEPT 11	DRAWN:

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PROPOSED 07

FERN LODGE