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DERBYSHIRE DALES DISTRICT COUNCIL
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DESIGN AND ACCESS STATEMENT

Proposed Demolition and Reconstruction of Extension

to rear of - 3 Belvedere Terrace, 63 West Road, Buxton

Existing setting and design of the buildings and surrounding development:-

Belvedere Terrace is a large, traditionally constructed residential terrace on the south side of West Road, on the southern boundary of Buxton's Central Conservation Area. Walls of the property are of limestone with gritstone lintols, cills and features, with a natural blue slate roof.

The building and constructional details:-

The extension to the rear of the property which is to be demolished and re-built is likely itself to be a relatively recently constructed link extension between an earlier outbuilding and the original dwelling. It is constructed of roughly built natural gritstone and limestone with a transparent upvc roof at a shallow pitch.

The proposed extension will be faced externally with limestone. The roof will be flat, finished with a modern maintenance free, fibreglass membrane with a proprietary lantern rooflight as shown on accompanying drawing 1633/01.

The existing mono-pitch extension to the south of the proposed replacement extension will be retained, with the existing part polycarbonate/part slate clad roof restored to its original level to align with the adjacent extension to the rear of 4 Belvedere Terrace, and re-clad in natural blue slate.

Privacy and Impact on neighbouring properties:-

There is no anticipated impact on the privacy or amenity of any neighbouring properties.

Access:-

Access to the property will not be affected by the proposal.

Summary:-

This application is barely visible from outside the site, but offers considerable enhancement from within the walled garden enclosure.

The scheme complies with all relevant policy requirements and in my view, should be granted planning consent.