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PEAK DISTRICT BOARD COUNCIL
12 DEC 2011

Proposed Single Storey Rear Extension
61 New Mills Road, Hayfield, High Peak, SK22 2EX

Design and Access Statement

Use

The proposed room is to replace an existing single storey timber built utility porch, which is beyond repair. The proposed room is intended to balance the amount of living space to sleeping space to the house as a whole, making it a family house more suited to modern living.



Photo showing existing timber utility porch, to be demolished. Proposed west wall will be approx 600mm higher, built in the same position, using reclaimed stone from the site.

Amount

The current utility room is 3.2m². The proposed utility room is 9.6m².

Layout

The layout is determined by the surrounding retaining and boundary walls.

The extension to no. 59 has precluded any construction up to the east boundary and the retaining walls to garden level to the south and west elevations must be maintained to their full heights. Therefore the proposed room extends up to these walls, with the existing steps leading down to a new back door to the house, on the east side. Roof lights provide secondary daylight into the existing kitchen, via new internal glazed doors.



Photo showing existing steps and dividing walls. Dividing wall to east elevation is to remain. Steps and south retaining wall are to be rebuilt.

Whilst an existing kitchen window will remain, a further one is desired for light and ventilation, to avoid reliance on mechanical ventilation. This window is proposed on the west elevation (inward opening only).



Photo showing existing West Elevation. New windows proposed to existing kitchen and new utility room.

Scale
The house is currently 91m². (94m² including the utility room). With the proposed extension, the floor area will be 100m²: less than 10% increase in floor area.

Landscaping
Reinstatement of existing only.

Appearance
The existing utility porch is of timber faced construction with monopitch felted roof. The proposed extension is to be of materials to match the main house: natural stone walls (reusing existing stone on site), artificial slate finish to the roof, white upcv window frames, black metal gutters and down pipes.

The roof is a monopitch as the existing utility porch.

As the proposed extension is sunken below surrounding ground level, and behind a stone boundary wall to the west, it will only be visible from the private right of way to the south.



Access
Pedestrian access to the rear of the house will remain as existing.

Access during construction is proposed to be via the adjacent driveway. During construction, it will be necessary to temporarily close the private right of way to the south of the house. Access can still be maintained along the length of the terrace, to New Mills Road beside no. 43.

Photo showing South Elevation and private right of way from no. 61 garden. Landscaping to be reinstated to private right of way.