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COUNCIL
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Design and Access Statement that Relates to the Proposed Conversion of the Existing Dwelling at 7 and 8 Sunnyfields, Brierlow Road, Harpur Hill, Buxton, Derbyshire. SK17 9PX. into the Two Former Dwellings, the Construction of a Two Storey Gable Addition and a Single Storey, Rear Addition and the Re-opening of the Former Front Gateway at No 7.

For Mr Ashley Leigh

November 2011

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The purpose of this application is to seek permission to implement the works that are outlined in detail above.

This pair of two storey, semi detached, south facing dwellings were constructed in the late 1920's as part of a building project consisting of six pairs of identical houses in total. They were built on behalf of and possibly by Berwick's Lime Company who operated the limestone quarry along with the kilns on the Longnor Road some quarter of a mile away from this Site. The idea was that the dwellings would be tenanted by employees of the Company, they may evem have been for "Key Workers." Gradually over the years they have been sold off are now all owner/occupied as far as I am aware.

Both of the properties known as 7 & 8, Sunnyfields originally had a 2900mm wide gateway and a dropped kerb connecting them to the highway on the front South Elevation, however when they were converted into a single property around 1985 the gateway to No 7 was built up. It is proposed to reopen this gateway as part of the scheme to convert the dwelling back into its original format of two separate houses again. The property has an external finish of artificial stone blocks for the ground floor with concrete blocks having a render and limestone dash finish on the upper floor. It has a blue slate roof pitched at 30 degrees with red coloured hip and ridge tiles and a coursed grit stone built central chimney stack that originally served both properties. There are 300mm deep timber soffits and 175mm timber fascias along with brown, square section p.v.c. rainwater goods. The existing brown U.P.V.C. external doors and windows have artificial stone cills and heads. The single storey addition on the East elevation is to be demolished along with the large raised timber patio area at the rear. Parking for at least four vehicles is provided within the cutilage of the existing dwelling.

All the new materials and finishes will match the existing as closely as is reasonably possible. Care has been taken with the design of the additions and the overhaul scheme to ensure that it has the minimum impact upon its two adjoining neighbours at No 6 and No 7. The outer skin of the external walls is to be replaced using Peakstone Buff Tumbled Artificial Stone to enable an insulated cavity to be formed. The blue slate roof with its red coloured ridge and hip tiles and coursed gritstone chimney stack are to be retained. All of the external doors and windows on the front South Elevation will have artificial stone heads and cills whilst those on the rear and East Gable will not having I.G. or U.B.'s for lintels. The external windows and doors will be brown U.P.V.C. apart from the up and over door to the proposed store which will be metal with a vertical boarding effect. All fascias and soffits will be formed out of black U.P.V.C as will the rainwater goods. All four of the rainwater downspouts are to be connected to suitable shacks in the limestone sub strata.

There are no dwellings to the rear or to the front of this site. The proposed rear single storey and gable two storey additions will have no impact on the occupiers of the adjoining properties at No 6 and 9 as the only overlooking is minimal being from the landing window of No 7 exactly the same situation as the present one. In addition it will make very little impact upon the street scene as a whole. A precedent has already been set in the area for the front wall of the two storey gable addition not to be set back a fact confirmed by the Planning Department of the high Peak Borough Council. The creation of additional noise cannot be considered to be an issue with this development. The only change to the means of pedestrian and vehicular access is the opening up of a former gateway that already enjoys the benefit of a dropped kerb on to the highway. It is also proposed that the construction of the pair of semi-detached houses will result in them being as energy efficient as is cost effective. All of the work will be carried out by competent tradesmen and their associates with the minimum of disturbance to the neighbours.

Marshall Design and Build
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