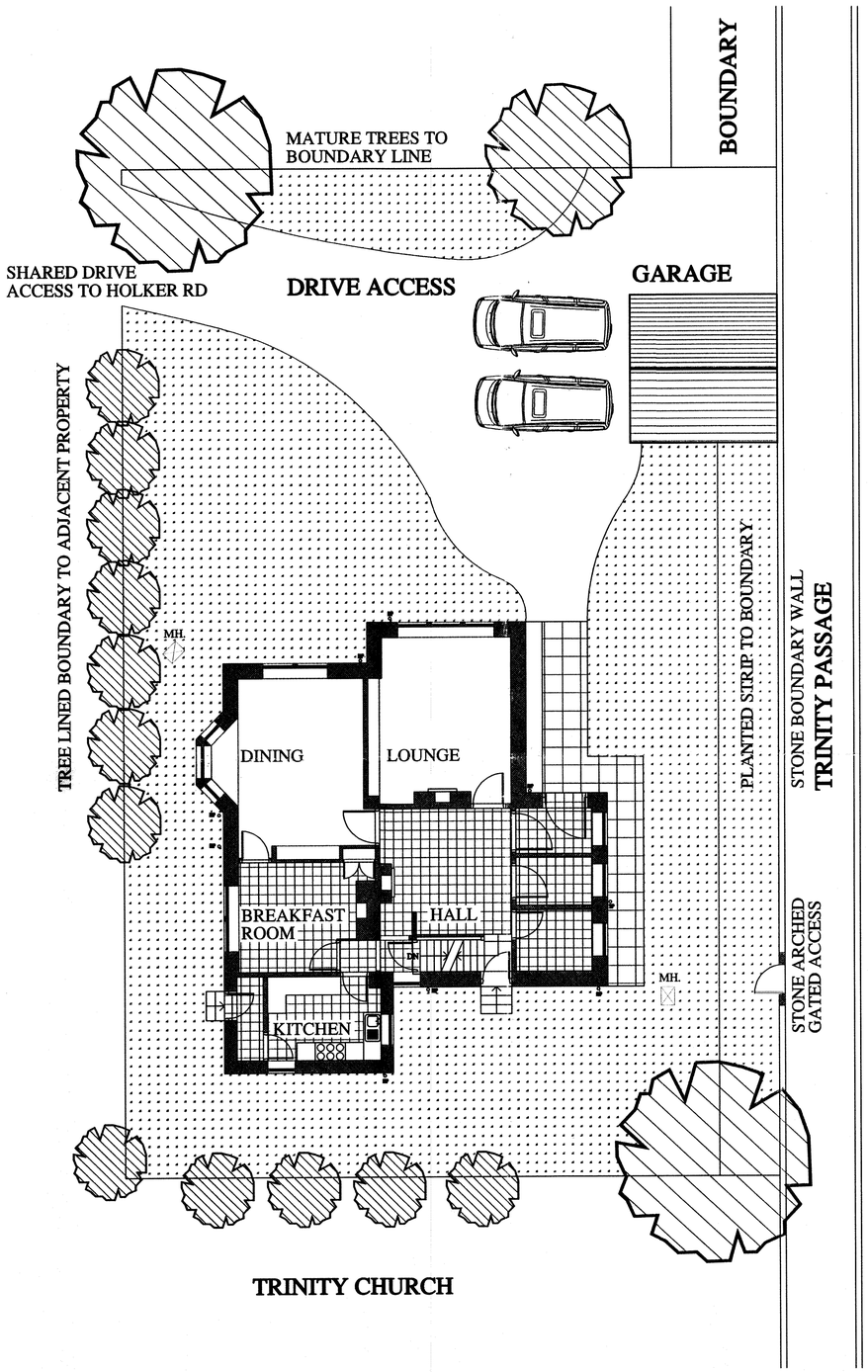
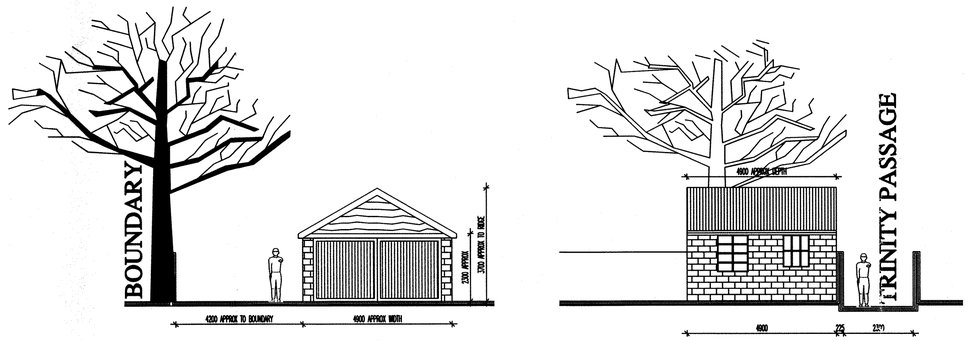



# EXISTING SITE PLAN 1:100
# DAISY BANK, HOLKER ROAD, BUXTON

# EXISTING GARAGE 1:100




# DESIGN STATEMENT

THE DWELLING KNOWN AS 'DAISY BANK' IS A LARGE DETACHED COURSED GRITSTONE DWELLING OFFERING 5-6 BEDROOM ACCOMMODATION OVER 3 FLOORS WITH CELLAR ROOM AT BASEMENT LEVEL THAT COVERS APPROX 1/4 OF THE GROUND FOOTPRINT. THE BUILDING ITSELF (BUILT IN THE MID 1800'S) HAS OFFERED A VARIETY OF USES OVER THE DECADES CONNECTED WITH RELIGIOUS ACTIVITY (THE CHRISTIAN SCIENCE CHURCH AS SHOWN ON RECENT OS PLANS) AND MORE RECENTLY AS A TRADITIONAL DWELLING.

THE BUILDING IS ACCESSED OF A PRIVATE DRIVE NEAR THE TOP OF HOLKER ROAD IN BUXTON (IN THE OWNERSHIP OF DAISY BANK) WHICH ALSO FEEDS A NEWER DWELLING TO THE FRONTAGE. TO THE REAR SIDE BOUNDARY, PEDESTRIAN ACCESS IS ALSO OFFERED IN THE FORM OF A TRADITIONAL STONE ARCHED GATEWAY OFF TRINITY PASSAGE NEAR TRINITY CHURCH TO THE REAR. THE DWELLING IS SURROUNDED BY LAWNED GARDENS AND HEDGE PLANTING WITH NUMEROUS TREES TO THE BOUNDARY LINES, THE TWO LARGEST MATURE TREES SITTING TO THE SIDE OF THE DRIVE ACCESS AS YOU ENTER THE PLOT.

A BLOCKWORK GARAGE SITS TO THE CORNER OF THE PLOT AS YOU ENTER THE SITE - THIS IS FED BY AN EXTENSION OF THE DRIVE SPACE. THE GARAGE ITSELF IS IN POOR CONDITION AND DOESN'T OFFER EITHER THE DEPTH OR THE WIDTH FOR TWO CARS. IT IS IN A POOR POSITION AND THE DUE TO THE RESTRICTIONS OF THE LAYOUT OF THE DRIVE AND ACCESS TO THE FRONT, TURNING IS ALMOST IMPOSSIBLE WHEN TWO CARS ARE ON THE SITE. THIS MEANS MOST VEHICLES HAVE TO REVERSE BACK UP THE ACCESS DRIVE - A SITUATION FAR FROM IDEAL.

WITHIN THE PROPERTY, ACCOMMODATION IS GENERALLY VERY GOOD WITH 5 LARGE BEDROOMS OVER THE FIRST AND SECOND FLOORS AND LOUNGE, DINING, BREAKFAST AND KITCHEN ROOMS AT GROUND FLOOR. THE KITCHEN BEING BY FAR THE SMALLEST OF THESE ROOMS. THE PORCH FEEDS INTO A LARGE CENTRAL HALL WHICH GIVES A GRAND CORE TO THE DWELLING. DUE TO THE SIZE OF THE PROPERTY, THE TRADITIONALLY HIGH CEILINGS, AND THE LACK OF INSULATION AND DOUBLE GLAZED WINDOWS HOWEVER, THE HEATING SYSTEM HAS BEEN INCAPABLE OF FEEDING THE DWELLING WITH ONE OF THE TWO COMBINATION BOILERS NOW HAVING FAILED RESULTING IN A COMPLETE LACK OF HEATING TO THE GROUND FLOOR.

FROM A PLANNING POINT OF VIEW, THE APPLICATION SIMPLY RELATES TO THE DEMOLITION OF THE EXISTING DOUBLE GARAGE AND THE PROPOSED CONSTRUCTION OF A MORE TRADITIONAL OAK FRAMED GARAGE THAT CAN OFFER SPACE FOR TWO CARS AND EXTERNALLY AN ALTERATION OF THE DRIVE SPACE TO ALLOW FOR TURNING OF VEHICLES WITHIN THE SITE BOUNDARY RATHER THAN HAVING TO REVERSE BACK UP THE ACCESS DRIVE TO EXIT THE PLOT. THESE CHANGES ARE OBVIOUSLY TO BE SEEN AS A CONSIDERABLE BENEFIT TO THE PLOT AND THE DEMOLITION OF WHAT IS A RATHER POOR BLOCK GARAGE AND THE REPLACEMENT WITH A MORE IN KEEPING TRADITIONAL TIMBER STRUCTURE WITHIN THE CONSERVATION AREA CAN ONLY BE SEEN AS A GOOD THING. THE NEW GARAGE BEING OF NO GREATER HEIGHT AND SITTING IN MORE OR LESS THE SAME POSITION AS THE EXISTING STRUCTURE.

INTERNALLY, NUMEROUS WORKS ARE TAKING PLACE WHICH WILL NOT NEED TO FORM PART OF THE PLANNING APPLICATION - THEY ARE HOWEVER SUBJECT TO A BUILDING REGULATION APPLICATION AS THEY INVOLVE STRUCTURAL, DRAINAGE, HEATING AND ELECTRICAL WORKS. THESE WORKS COMPRISE OF ALTERATION TO THE KITCHEN/BREAKFAST ROOM SO THAT THEY CAN FUNCTION TOGETHER, THE REFURBISHMENT OF THE EXISTING CELLAR SO THAT IT TO CAN OFFER AN EXTENSION OF THE SPACE FROM THE KITCHEN, FUNCTIONING AS A FAMILY BREAKFAST ROOM. BOTH OF THE EXISTING BOILERS ARE TO BE REPLACED WITH A NEW SYSTEM THAT CAN FEED THE COMPLETE HOUSE WITH A SINGLE BOILER UNIT RATHER THAN THE POOR SITUATION AT THE MOMENT OF TWO POOR INADEQUATE BOILERS TRYING AND FAILING TO SPLIT THE HEATING AND HOT WATER ON DIFFERENT FLOORS. THIS HEATING/HOT WATER SYSTEM IS TO BE SPECIFIED BY A HEATING ENGINEER/PLUMBER - THE SPECIFCATION FOR THE BOILER SHOWN ON THE DRAWINGS IS GENERIC.
THE BATHROOM AT FIRST FLOOR IS TO HAVE THE EXISTING UNITS REPLACED AND COMPLETELY NEW TILING, WHILST AT SECOND FLOOR A NEW SHOWER ROOM IS TO BE FORMED IN LIEU OF THE STORE WHICH WILL ALSO FORM THE SITE FOR THE BOILER CUPBOARD. VARIOUS ELECTRICAL WORKS ARE ALSO TO TAKE PLACE AS PART OF THESE WORKS, WITH AN ELECTRIC FEED TO THE SIDE GATE ALLOWING A SECURE KEYPAD ENTRY SYSTEM TO STOP THE SITE BEING USED AS A THROUGH ROUTE FROM TRINITY PASSAGE TO HOLKER RD.

HPK/2012 09
COUNCIL
SITE PLAN 01
15 JAN 2012











REVISIONS:
SITE PLAN 01
DAISY BANK
HOLKER ROAD, BUXTON
SCALE: 1:100
DATE: DEC' 11 | DRAWN: AJS | CHECKED: AJS

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