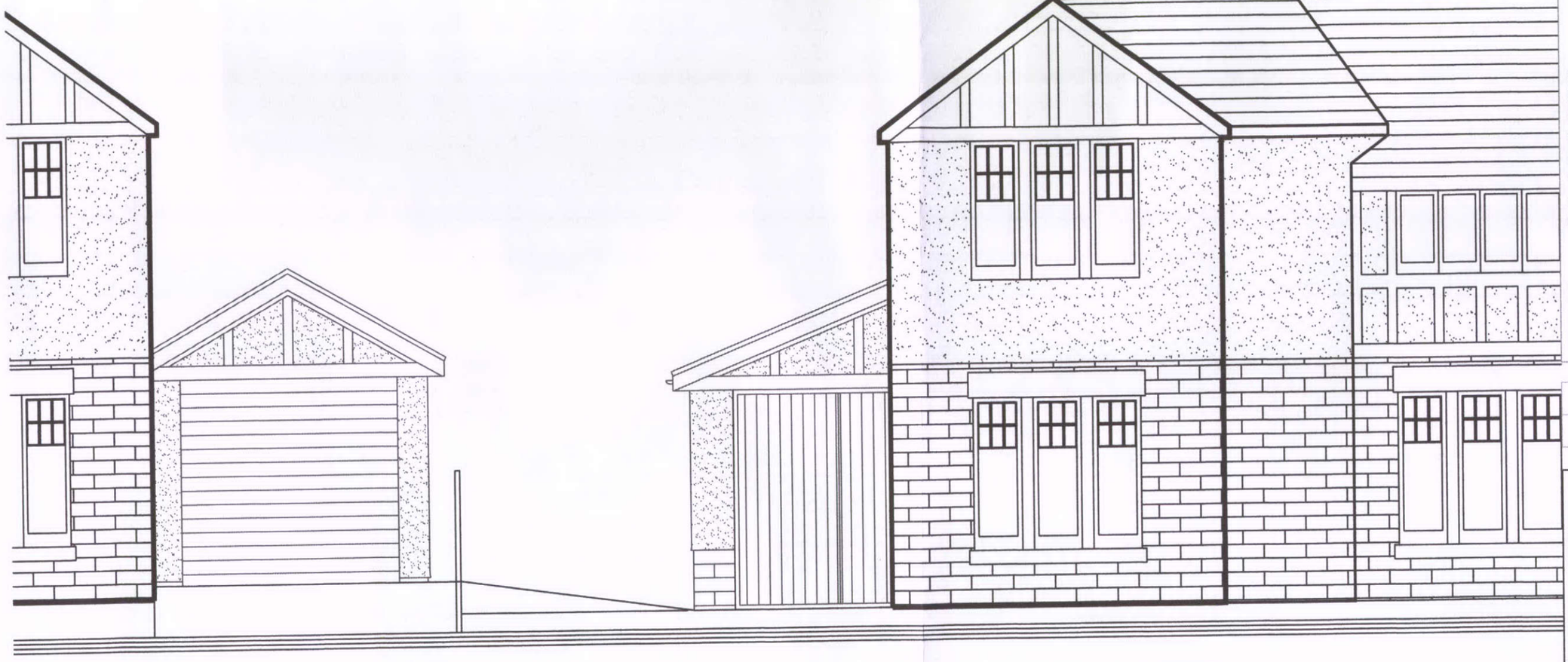
8 SPENCER GROVE,BUXTON

PROPOSED ELEVATION AS VIEWED FROM DRIVE 1:50



THE NEW DOUBLE GARAGE IS DESIGNED AS A REPLACEMENT OF THE EXISTING SINGLE GARAGE THAT ORIGINALLY STOOD TO THE SIDE OF THE DWELLING. THIS GARAGE WAS DEMILISHED SOME TIME AGO AND IN ITS PLACE A LARGE GRAVEL DRIVE NOW RUNS THE FULL LENGTH OF THE SIDE OF THE HOUSE TO THE LARGE REAR GARDEN.

SPENCER GROVE IS WITHIN THE CONSERVATION AREA AND SINCE 1996 HAS BEEN AN ARTICLE 4 AREA AS PART OF THAT. DUE TO SIZE, POSITION, ELEVATION AND SCALE, THE PROPOSED GARAGE COULD NORMALLY BE CONSTRUCTED UNDER PERMITTED DEVELOPMENT, BUT DUE TO THE ARTICLE 4 RESTRICTION IT IS ASSUMED THAT THIS WILL HAVE REMOVED THE PERMITTED DEVELOPMENTS RIGHTS AND HENCE AN APPLICATION IS REQUIRED FOR THE PROPOSED GARAGE. THE GARAGE ITSELF IS DELIBERATELY POSITIONED 2500mm AWAY FROM ANY BOUNDARY, HAS EAVES HEIGHTS UNDER 2500mm AND RIDGE WELL UNDER 4000mm HIGH

THE NEW GARAGE IS DELBERATELY STEPPED BACK CONSIDERABLY FROM THE DWELLING TO MAINTAIN THE LARGE GRAVEL DRIVE AND ALSO SIGNIFICANTLY REDUCE THE VISUAL IMPACT OF THE GARAGE ON THE STREET FRONTAGE. DUE TO THE POSITION OF THE HOUSE ON THE PLOT (WHICH IS VERY LARGE AND CAN EASILY TAKE THE NEW GARAGE) AND THE SHAPE OF THE BOUNDARY AROUND IT, THE GARAGE IS POSITIONED SO AS TO BE READ AS A SMALLER STRUCTURE WHEN LOOKED AT STRAIGHT ON UP THE DRIVE – AS SHOWN IN THE ABOVE ELEVATION. THIS IS TO REDUCE ANY VISUAL IMPACT ON THE ROAD FRONTAGE WHICH THE ARTICLE 4 SERVES TO PROTECT. FROM THIS ELEVATION THE GARAGE APPEARING AS A SINGLE WIDTH STRUCTURE.

THE GARAGE AS A WHOLE IS CONSTRUCTED TO FULLY RESPECT ITS NEIGHBOURS THROUGH USE OF MATCHING MATERIALS AND DETAILS AS IS IN KEPPING WITH THE CONSERVATION AREA. THE WALLS ARE BUILT UPTO A HEIGHT OF 600mm ABOVE DPC IN NATURAL COURSED GRITSTONE, WITH PEBBLE DASHED RENDERED ELEVATIONS ABOVE (ON 7N BLOCKWORK) TO MATCH THE EXISTING PROPERTIES. TO THE FRONT, TIMBER DOUBLE SWING DOORS FORM THE ACCESS TO THE GARAGE AND TO THE SIDE, A TIMBER CASEMENT WINDOW WITH TOPLIGHT SECTIONS WILL MEAN THAT ALL ELEVATIONS RESPECT THE USE OF EXISTING BUILDING MATERIALS. THE ROOF WILL BE CONSTRUCTED WITH TRUSSED RATERS WITH TIMBER SOFFIT BOARDS PAINTED BLACK WITH BLACK GUTTERING. ROOF COVERINGS ARE TO BE NATURAL SLATE TO MATCH THE MAIN HOUSE WITH CONTRASTING RIDGE TILES AGAIN TO MATCH. ROOFLIGHTS EITHER SIDE OF THE ROOF PITCH ARE FROM THE VELUX CONSERVATION RANGE – GVT 154. TO THE FRONT AND REAR GABLE APEX AREAS, TIMBER BOARDING DETAIL IS TO BE SET INTO THE DASHED RENDER IS TO EMULATE THE MAIN HOUSE AND ADJACENT GARAGE AND THE TIMBER IS AGAIN TO BE PAINTED BLACK.

AS CAN BE SEEN FROM THE ATTACHED PLAN, THIS SITE CAN CONFORTABLY TAKE THE GARAGE STRUCTURE IN QUESTION AND DUE TO THE NATURE OF ITS SIZE AND SCALE AND SENSITIVE USE OF MATERIALS IT WILL REMAIN IN KEEPING WITH THE CHARACTER THAT THE CONSERVATION AREA AND ARTICLE 4 WISH TO MAINTAIN

HPK/2012/0068

COUNCIL

03 FEB 2012

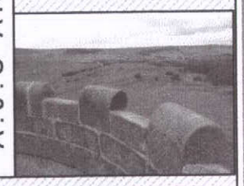
DWG: PROPOSED
8 SPENCER GROVE
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: FEB 2012	DRAWN:

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PROPOSED 06

8 SPENCER GROVE