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Date: 8th February 2012
High Peak Borough Council
Town Hall,
Buxton,
SK17 6EL

Client: Curtis and Helen Dobson
Site Address: 2 Reservoir Road, Whaley Bridge

# Design and Access Statement

## Existing Property

The application site is located on Reservoir Road, Whaley Bridge on a steeply sloping bank within a heavily treed area above the main village. Entry to the property is gained through a large 2m high timber gate directly off the main road.

The property is a large semi detached dwelling dating from 1896 constructed from grit stone and a grey slate roof. The property sits on a natural plateau maintained by a series of grit stone retaining and boundary walls. The property is not in a conservation area and has not been previously extended.


Views from the road hidden by high wall and fence


Existing gateway to be extended to the left of picture


Existing garage


Existing courtyard to location of extension


Existing side entrance


Existing main formal entrance


Tree to be removed

## Additional Information

The property is not listed or within a conservation area.

## Proposed Development

Client brief / desires:

To extend the kitchen space out into the courtyard between the side house entrance and the existing garage. This will have the benefit of creating a connected dining space with views out into the gardens and at the same time give a clearer sense of entrance for the regularly used day side entrance.

The extension will also provide the opportunity to provide an accessible downstairs toilet and much needed storage space to the existing cramped kitchen. The existing aged garage door will also be replaced with a timber door to tie into the new extension adjacent.

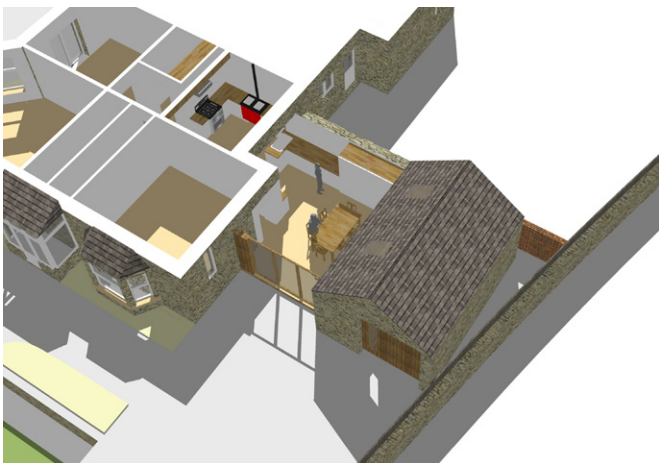
The proposal also intends on improving car parking provision through the widening of the existing gateway which currently has a very tight turn from the road and only allows one car to park comfortably. This will mean the removal of the northern most tree which has been heavily pruned in recent years due to instability. The tree is also undermining the boundary wall and the roadway.



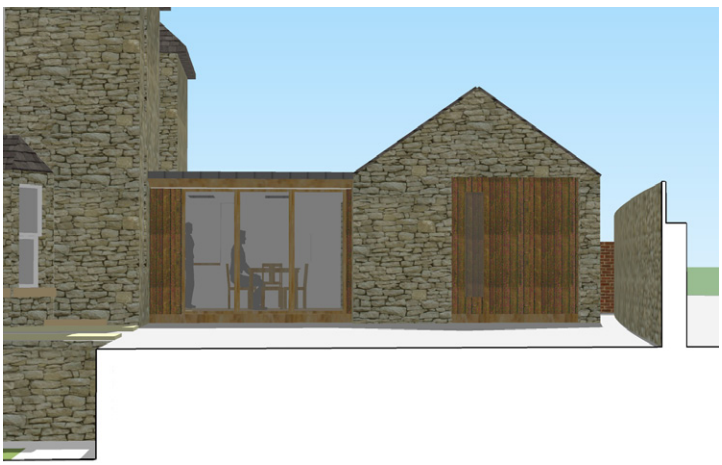
Proposed axonometric



Rear neighbour view



Proposed axonometric without the roof on.



Proposed entrance view

Materials: Stone rear wall to match existing, glass, timber and zinc metal roof

## Impact on Neighbouring Dwellings / Buildings

The proposed extension is designed to have a minimum impact on both the existing house and surrounding views into the property. The extension is proposed to be faced in grit stone to match the existing house with a zinc standing seam flat roof.

The extension rear wall is proposed to be built inset from the party wall to minimise the impact of height on the neighbouring gardens. A flat roof has also been chosen reduce the impact. A pitched roof also wouldn't be compatible with upper storey windows. It is also proposed to soften the extension wall with suitable climbing planting as illustrated in section DHW_PL007.

The neighbouring side of the garden will have little to no light loss into the garden as the extension is due north east from their side of the house and so has relatively little impact on garden light levels and views out.

In regard to the gateway widening, the public highway will not require altering as there is no existing roadside kerb as the road is at the same level as the existing drive (see existing photo). The proposed gate will be the same height as existing an will be on a sliding mechanism to allow greater internal parking room.

## Flood Risk Assessment and Environmental management Plan

The property does not sit on a designated floor risk zone and therefore we believe a flood risk assessment is not necessary. The extension surface water / foul will, utilise existing services and feed into the existing public sewer system. It is not economically viable to install a rainwater harvesting system for this small area. There will be a construction management plan in place to minimise construction wastage and reclaimed materials will be used where possible.

## Further Information

Please refer to planning drawings:

| | | |
|---|---|---|
| THC_PL001 Location Plan | THC_PL002 Block Site Plan | THC_PL007 Existing & Proposed Roof Plan |
| THC_PL003 Existing Plan | THC_PL004 Existing Elevations | THC_PL008 Existing & Proposed Sections |
| THC_PL005 Proposed Plan | THC_PL006 Proposed Elevations | |