HPK/2012/0122

-8 MAR 2012

DESIGN AND ACCESS STATEMENT

Proposal Address: 1 Cheedale Fairfield Buxton Derbyshire SK17 7TE

Applicant: Mr L S Howard 1 Cheedale Fairfield Buxton Derbyshire SK17 7TE

Agent: Stephen Howard 27 Ripon Gardens Buxton Derbyshire SK17 9PL. Tel: 07778609344

AMOUNT

The existing site of number 1 Cheedale Buxton SK17 7TE is approx. 380 square meters. The present house is a three bedroom semi with an internal floor area of 76 square meters over two floors of 38 square meters each.
It is proposed to divide the site giving number 1 Cheedale a new plot size of approx. 168 square meters thus creating a second plot of approx. 212 square meters.
On this second plot it is proposed to build a house with an internal floor area of 99 square meters over two floors.

LAYOUT

A proposed 3 bedroom detached house with the eaves height of the new house to finish at the same level as the eaves of number 1 Cheedale the ridge of the new house will be lower than that of 1 Cheedale. The front of the house facing Monsal Avenue will be 10.3 meters externally and the side of the house facing Cheedale will be 5.6 meters externally.

SCALE

The proposed new house is to keep the main building line of 32 Monsal Avenue and numbers 1 and 3 Cheedale with the eaves height being the same as 1 Cheedale. The projecting front to the new house is to be kept to the same line as the porch on number 32 Monsal Avenue.

LANDSCAPING

There will be no need to make changes to ground levels on the existing site due to the new building. It is proposed to form a new driveway in tarmac or concrete between the new house and the boundary wall of 32 Monsal Avenue with a new road access to Monsal Avenue. A pathway to the front door will also be required the remaining site will be garden maintained by the occupier. Timber fences to be erected as shown on plans

APPEARANCE

The proposed new building will be built from a buff brick with a reddish fleck, a reddish brick soldier course will be above and below the windows as shown on the drawings to act as a feature. The roof will be covered in Marley Ludlow or similar roof tiles. White PVCu double glazed windows as shown on drawings, timber, composite or PVCu doors

ACCESS

An access to a new drive is required from Monsal Avenue the new drive is proposed to be next to the existing drive of 32 Monsal Avenue leaving the boundary wall of 32 Monsal Avenue between the drives.